

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	9	+ 28.6%	79	82	+ 3.8%
Closed Sales	5	6	+ 20.0%	79	75	- 5.1%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$462,500	\$490,000	+ 5.9%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	26	+ 100.0%	27	29	+ 7.4%
Percent of Original List Price Received*	102.5%	98.5%	- 3.9%	101.2%	101.5%	+ 0.3%
New Listings	6	7	+ 16.7%	87	99	+ 13.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

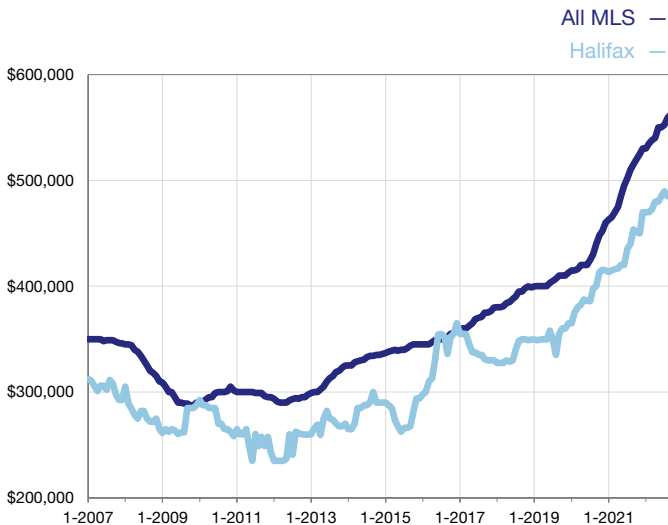
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	19	17	- 10.5%
Closed Sales	2	1	- 50.0%	16	15	- 6.3%
Median Sales Price*	\$327,000	\$320,000	- 2.1%	\$282,500	\$330,000	+ 16.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	10	28	+ 180.0%	13	16	+ 23.1%
Percent of Original List Price Received*	103.0%	97.0%	- 5.8%	107.5%	103.1%	- 4.1%
New Listings	2	2	0.0%	20	19	- 5.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

