

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	25	22	- 12.0%
Closed Sales	7	9	+ 28.6%	20	21	+ 5.0%
Median Sales Price*	\$434,900	<b>\$429,000</b>	- 1.4%	\$410,000	<b>\$400,000</b>	- 2.4%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	33	46	+ 39.4%
Percent of Original List Price Received*	104.6%	99.5%	- 4.9%	99.9%	95.0%	- 4.9%
New Listings	14	10	- 28.6%	44	30	- 31.8%

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

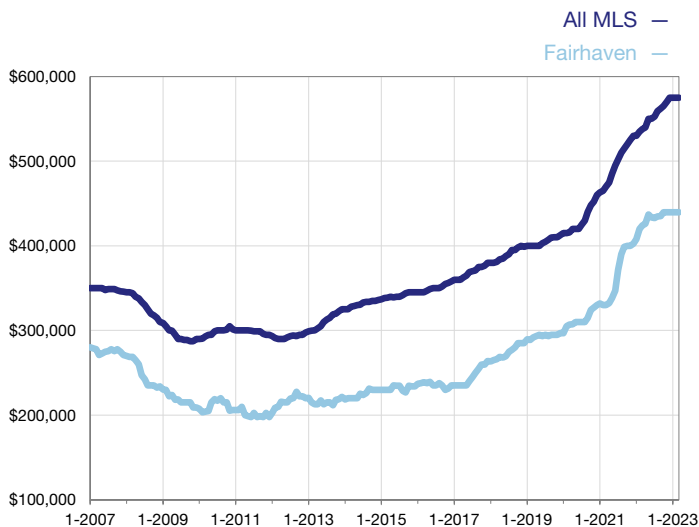
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	1	- 66.7%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$262,000	<b>\$0</b>	- 100.0%	\$262,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	27	0	- 100.0%
Percent of Original List Price Received*	102.7%	0.0%	- 100.0%	102.7%	0.0%	- 100.0%
New Listings	0	1	--	2	2	0.0%

\* 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

