

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	16	8	- 50.0%
Closed Sales	3	4	+ 33.3%	11	13	+ 18.2%
Median Sales Price*	\$410,000	\$569,000	+ 38.8%	\$505,000	\$543,000	+ 7.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	37	22	- 40.5%	52	49	- 5.8%
Percent of Original List Price Received*	96.5%	106.3%	+ 10.2%	98.8%	99.0%	+ 0.2%
New Listings	13	5	- 61.5%	19	10	- 47.4%

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

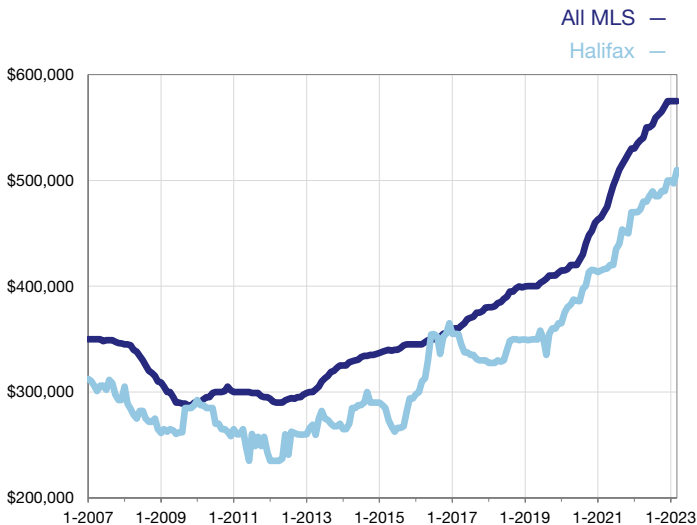
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	5	7	+ 40.0%
Closed Sales	2	2	0.0%	2	6	+ 200.0%
Median Sales Price*	\$345,500	\$341,500	- 1.2%	\$345,500	\$332,500	- 3.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	13	23	+ 76.9%
Percent of Original List Price Received*	108.8%	101.1%	- 7.1%	108.8%	100.9%	- 7.3%
New Listings	2	4	+ 100.0%	6	8	+ 33.3%

* 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

