

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	26	- 21.2%	73	62	- 15.1%
Closed Sales	21	24	+ 14.3%	74	51	- 31.1%
Median Sales Price*	\$440,000	\$500,000	+ 13.6%	\$472,500	\$495,000	+ 4.8%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	15	49	+ 226.7%	25	42	+ 68.0%
Percent of Original List Price Received*	108.8%	99.0%	- 9.0%	104.3%	97.8%	- 6.2%
New Listings	37	33	- 10.8%	87	65	- 25.3%

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

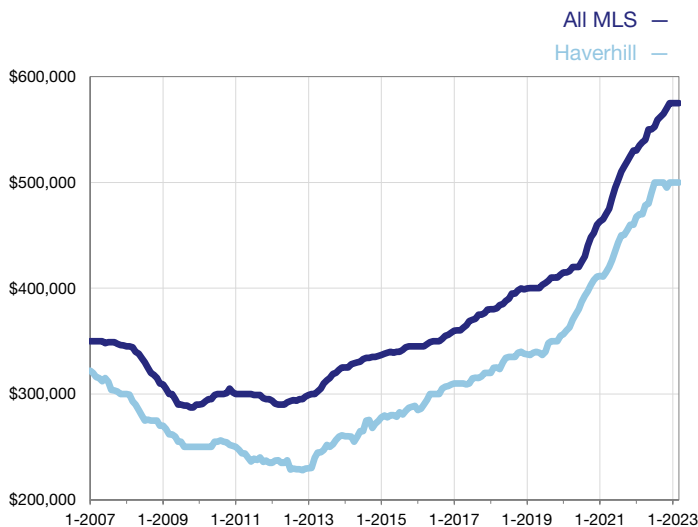
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	57	47	- 17.5%
Closed Sales	22	17	- 22.7%	64	55	- 14.1%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$345,750	\$349,900	+ 1.2%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	17	31	+ 82.4%	20	27	+ 35.0%
Percent of Original List Price Received*	105.5%	99.6%	- 5.6%	103.6%	99.8%	- 3.7%
New Listings	27	15	- 44.4%	63	49	- 22.2%

* 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

