

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	39	35	- 10.3%
Closed Sales	7	6	- 14.3%	27	27	0.0%
Median Sales Price*	\$580,000	<b>\$635,000</b>	+ 9.5%	\$435,000	<b>\$430,000</b>	- 1.1%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	73	104	+ 42.5%	44	59	+ 34.1%
Percent of Original List Price Received*	96.1%	<b>95.4%</b>	- 0.7%	98.9%	<b>95.1%</b>	- 3.8%
New Listings	16	16	0.0%	60	46	- 23.3%

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

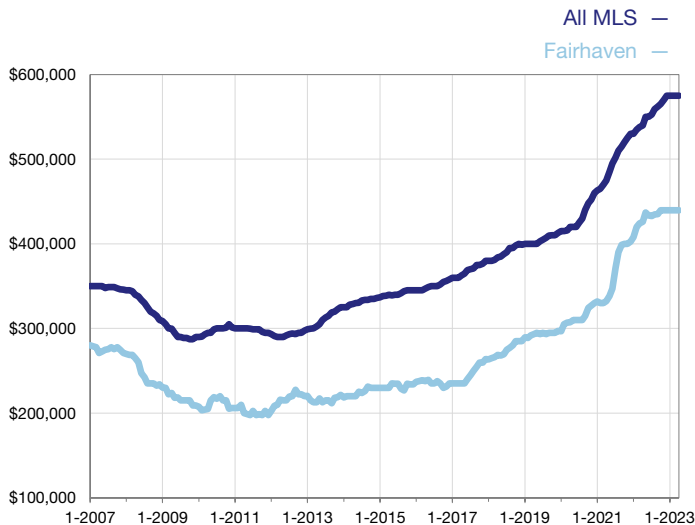
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	3	3	0.0%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$222,000</b>	--	\$262,000	<b>\$222,000</b>	- 15.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	4	--	27	4	- 85.2%
Percent of Original List Price Received*	0.0%	<b>88.8%</b>	--	102.7%	<b>88.8%</b>	- 13.5%
New Listings	1	1	0.0%	3	3	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

