

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Halifax

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	28	15	- 46.4%
Closed Sales	8	2	- 75.0%	19	15	- 21.1%
Median Sales Price*	\$437,500	<b>\$537,500</b>	+ 22.9%	\$490,000	<b>\$543,000</b>	+ 10.8%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	109	+ 541.2%	37	57	+ 54.1%
Percent of Original List Price Received*	102.0%	<b>96.6%</b>	- 5.3%	100.1%	<b>98.7%</b>	- 1.4%
New Listings	13	4	- 69.2%	32	14	- 56.3%

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

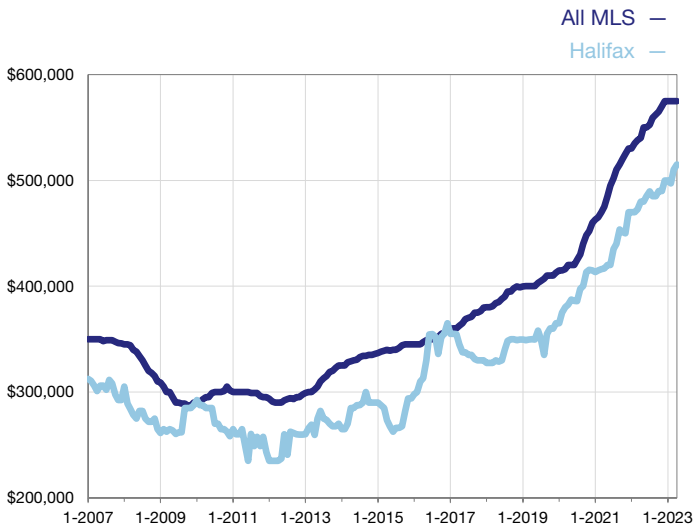
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	7	9	+ 28.6%
Closed Sales	2	2	0.0%	4	8	+ 100.0%
Median Sales Price*	\$329,000	<b>\$357,500</b>	+ 8.7%	\$345,500	<b>\$345,000</b>	- 0.1%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	14	21	+ 50.0%
Percent of Original List Price Received*	104.1%	<b>103.6%</b>	- 0.5%	106.5%	<b>101.6%</b>	- 4.6%
New Listings	1	1	0.0%	7	9	+ 28.6%

\* 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

