

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	14	- 26.3%	57	48	- 15.8%
Closed Sales	15	12	- 20.0%	42	41	- 2.4%
Median Sales Price*	\$495,000	<b>\$411,000</b>	- 17.0%	\$447,500	<b>\$429,000</b>	- 4.1%
Inventory of Homes for Sale	36	17	- 52.8%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	21	57	+ 171.4%	36	59	+ 63.9%
Percent of Original List Price Received*	105.0%	99.1%	- 5.6%	101.1%	96.3%	- 4.7%
New Listings	23	13	- 43.5%	82	58	- 29.3%

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

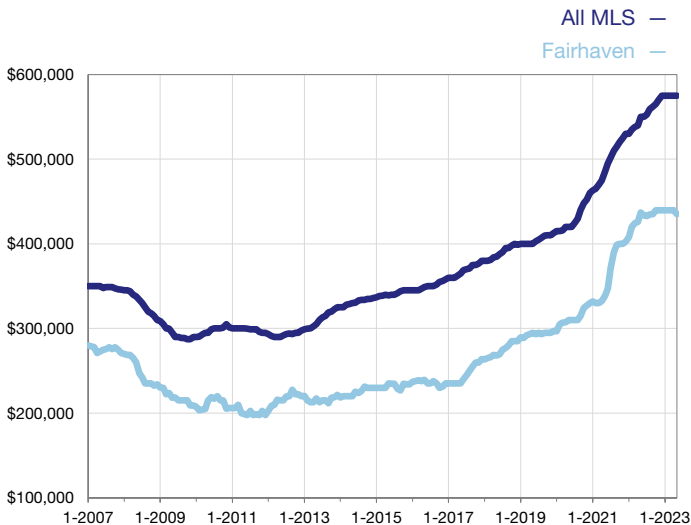
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	2	--	3	3	0.0%
Median Sales Price*	\$0	<b>\$394,950</b>	--	\$262,000	<b>\$379,900</b>	+ 45.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	27	17	- 37.0%
Percent of Original List Price Received*	0.0%	102.6%	--	102.7%	98.0%	- 4.6%
New Listings	1	2	+ 100.0%	4	5	+ 25.0%

\* 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

