

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	33	18	- 45.5%
Closed Sales	9	5	- 44.4%	28	20	- 28.6%
Median Sales Price*	\$588,000	\$508,000	- 13.6%	\$510,000	\$539,000	+ 5.7%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	30	47	+ 56.7%
Percent of Original List Price Received*	106.5%	110.9%	+ 4.1%	102.2%	101.7%	- 0.5%
New Listings	9	5	- 44.4%	40	19	- 52.5%

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

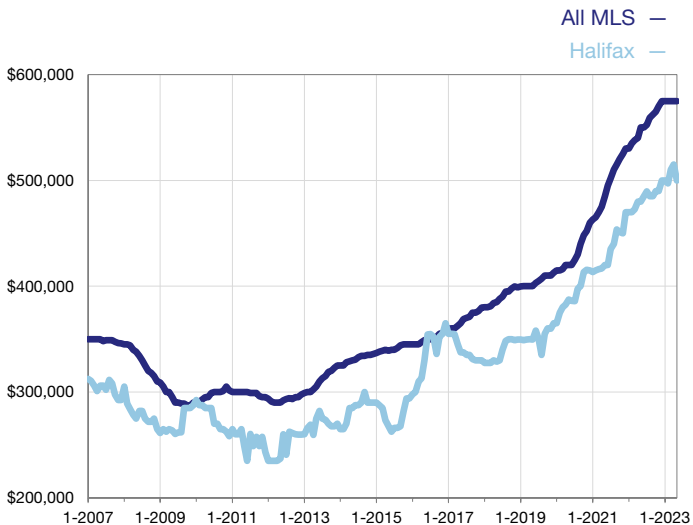
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	5	--	7	14	+ 100.0%
Closed Sales	2	1	- 50.0%	6	9	+ 50.0%
Median Sales Price*	\$278,500	\$350,000	+ 25.7%	\$345,500	\$350,000	+ 1.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	14	20	+ 42.9%
Percent of Original List Price Received*	95.2%	106.1%	+ 11.4%	102.7%	102.1%	- 0.6%
New Listings	0	3	--	7	12	+ 71.4%

* 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

