

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	39	+ 8.3%	151	121	- 19.9%
Closed Sales	40	24	- 40.0%	140	97	- 30.7%
Median Sales Price*	\$552,500	\$572,500	+ 3.6%	\$517,500	\$525,000	+ 1.4%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	23	34	+ 47.8%
Percent of Original List Price Received*	107.9%	103.6%	- 4.0%	106.3%	100.7%	- 5.3%
New Listings	30	32	+ 6.7%	170	120	- 29.4%

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

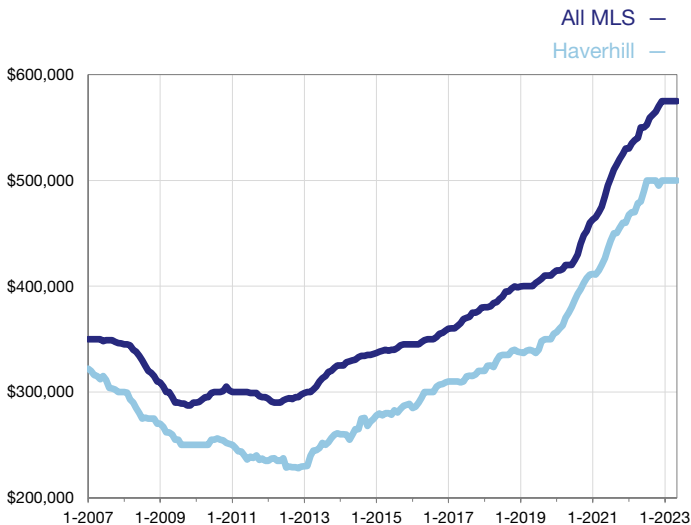
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	24	- 22.6%	111	91	- 18.0%
Closed Sales	22	20	- 9.1%	103	92	- 10.7%
Median Sales Price*	\$415,500	\$405,000	- 2.5%	\$346,500	\$361,000	+ 4.2%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	18	24	+ 33.3%
Percent of Original List Price Received*	109.4%	105.5%	- 3.6%	105.2%	102.0%	- 3.0%
New Listings	32	20	- 37.5%	119	91	- 23.5%

* 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

