

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

| Key Metrics                              | June      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 21        | 18               | - 14.3% | 78           | 64               | - 17.9% |
| Closed Sales                             | 18        | 14               | - 22.2% | 60           | 55               | - 8.3%  |
| Median Sales Price*                      | \$430,000 | <b>\$502,500</b> | + 16.9% | \$444,000    | <b>\$445,000</b> | + 0.2%  |
| Inventory of Homes for Sale              | 34        | 17               | - 50.0% | --           | --               | --      |
| Months Supply of Inventory               | 2.5       | 1.6              | - 36.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 29        | 44               | + 51.7% | 34           | 55               | + 61.8% |
| Percent of Original List Price Received* | 102.9%    | 96.8%            | - 5.9%  | 101.6%       | 96.4%            | - 5.1%  |
| New Listings                             | 20        | 18               | - 10.0% | 102          | 76               | - 25.5% |

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

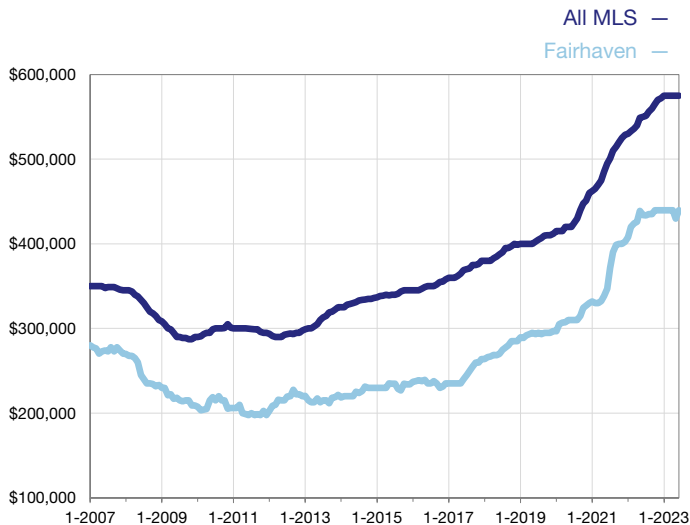
### Condominium Properties

| Key Metrics                              | June |                  |          | Year to Date |                  |         |
|--|------|------------------|----------|--------------|------------------|---------|
|  | 2022 | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1    | 2                | + 100.0% | 4            | 5                | + 25.0% |
| Closed Sales                             | 0    | 1                | --       | 3            | 4                | + 33.3% |
| Median Sales Price*                      | \$0  | <b>\$300,000</b> | --       | \$262,000    | <b>\$339,950</b> | + 29.8% |
| Inventory of Homes for Sale              | 1    | 2                | + 100.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.8  | 1.1              | + 37.5%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 0    | 18               | --       | 27           | 17               | - 37.0% |
| Percent of Original List Price Received* | 0.0% | 85.7%            | --       | 102.7%       | 94.9%            | - 7.6%  |
| New Listings                             | 0    | 2                | --       | 4            | 7                | + 75.0% |

\* 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

