

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	16	+ 33.3%	90	78	- 13.3%
Closed Sales	24	10	- 58.3%	84	65	- 22.6%
Median Sales Price*	\$437,000	\$565,500	+ 29.4%	\$440,600	\$450,000	+ 2.1%
Inventory of Homes for Sale	38	16	- 57.9%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	35	52	+ 48.6%
Percent of Original List Price Received*	99.1%	95.4%	- 3.7%	100.9%	96.3%	- 4.6%
New Listings	18	14	- 22.2%	120	90	- 25.0%

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

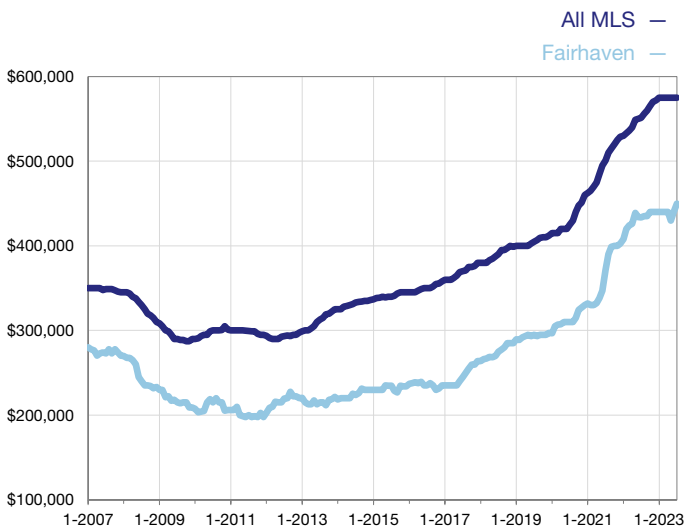
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$265,000	\$460,000	+ 73.6%	\$263,500	\$379,900	+ 44.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	27	18	- 33.3%
Percent of Original List Price Received*	100.0%	105.7%	+ 5.7%	102.0%	97.1%	- 4.8%
New Listings	2	0	- 100.0%	6	7	+ 16.7%

* 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

