

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	54	25	- 53.7%
Closed Sales	10	3	- 70.0%	51	28	- 45.1%
Median Sales Price*	\$529,500	\$530,000	+ 0.1%	\$515,000	\$519,000	+ 0.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	12	- 50.0%	30	39	+ 30.0%
Percent of Original List Price Received*	102.0%	104.9%	+ 2.8%	102.0%	101.9%	- 0.1%
New Listings	9	4	- 55.6%	62	31	- 50.0%

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

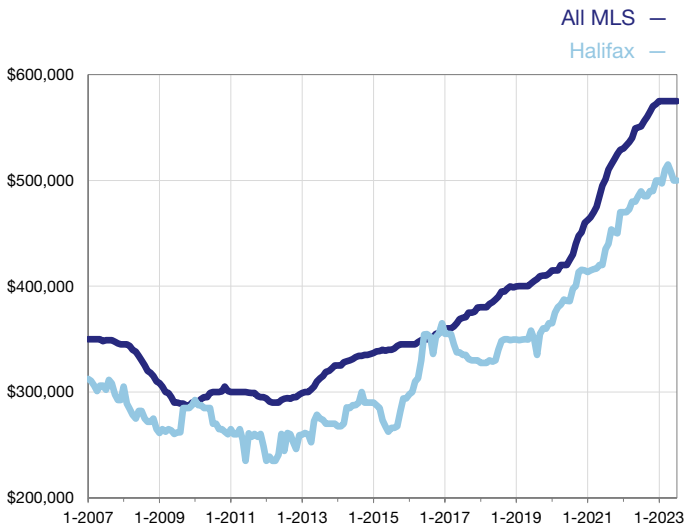
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	11	16	+ 45.5%
Closed Sales	3	2	- 33.3%	10	14	+ 40.0%
Median Sales Price*	\$330,000	\$355,000	+ 7.6%	\$335,000	\$350,000	+ 4.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	13	7	- 46.2%	15	20	+ 33.3%
Percent of Original List Price Received*	102.9%	103.0%	+ 0.1%	102.2%	102.2%	0.0%
New Listings	1	0	- 100.0%	11	14	+ 27.3%

* 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

