

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	103	89	- 13.6%
Closed Sales	13	18	+ 38.5%	97	83	- 14.4%
Median Sales Price*	\$420,000	\$462,500	+ 10.1%	\$440,000	\$450,000	+ 2.3%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	2.8	1.1	- 60.7%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	36	48	+ 33.3%
Percent of Original List Price Received*	96.8%	99.3%	+ 2.6%	100.4%	96.9%	- 3.5%
New Listings	13	9	- 30.8%	133	99	- 25.6%

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

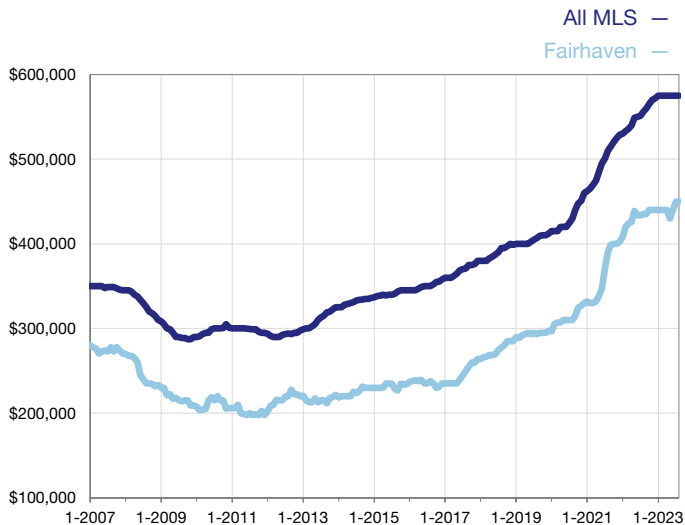
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	7	6	- 14.3%
Closed Sales	0	1	--	4	6	+ 50.0%
Median Sales Price*	\$0	\$332,000	--	\$263,500	\$355,950	+ 35.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	27	18	- 33.3%
Percent of Original List Price Received*	0.0%	103.8%	--	102.0%	98.2%	- 3.7%
New Listings	2	1	- 50.0%	8	8	0.0%

* 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

