

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	58	30	- 48.3%
Closed Sales	9	7	- 22.2%	60	35	- 41.7%
Median Sales Price*	\$459,000	\$500,000	+ 8.9%	\$497,500	\$508,000	+ 2.1%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	29	35	+ 20.7%
Percent of Original List Price Received*	105.9%	104.5%	- 1.3%	102.6%	102.4%	- 0.2%
New Listings	9	6	- 33.3%	71	37	- 47.9%

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

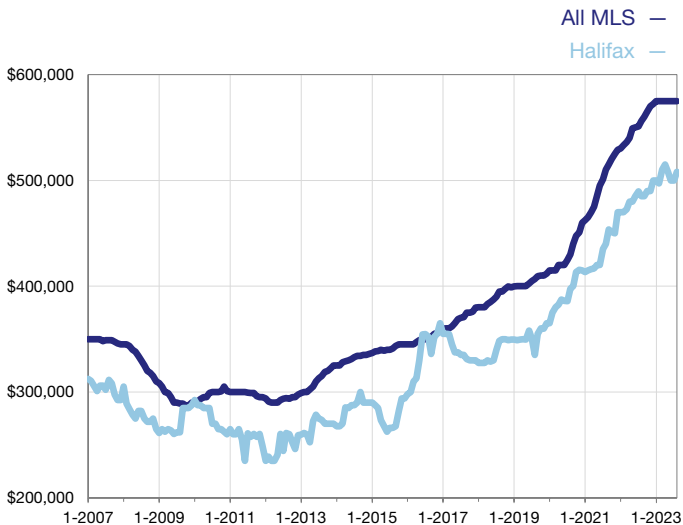
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	12	15	+ 25.0%
Closed Sales	1	2	+ 100.0%	11	16	+ 45.5%
Median Sales Price*	\$315,000	\$364,300	+ 15.7%	\$330,000	\$350,000	+ 6.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	15	19	+ 26.7%
Percent of Original List Price Received*	112.5%	104.1%	- 7.5%	103.1%	102.5%	- 0.6%
New Listings	3	1	- 66.7%	14	15	+ 7.1%

* 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

