

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	31	- 6.1%	259	206	- 20.5%
Closed Sales	47	24	- 48.9%	260	189	- 27.3%
Median Sales Price*	\$520,000	\$552,500	+ 6.3%	\$524,000	\$530,000	+ 1.1%
Inventory of Homes for Sale	37	21	- 43.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	22	29	+ 31.8%
Percent of Original List Price Received*	101.4%	105.9%	+ 4.4%	104.7%	102.6%	- 2.0%
New Listings	36	38	+ 5.6%	301	215	- 28.6%

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

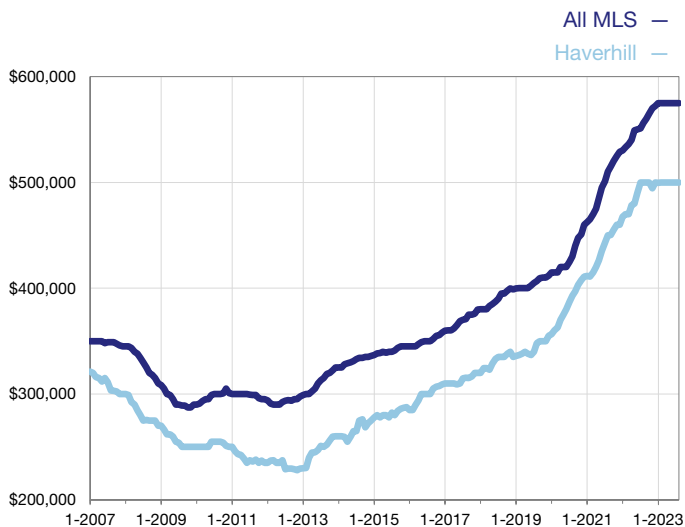
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	29	+ 61.1%	177	163	- 7.9%
Closed Sales	22	27	+ 22.7%	176	158	- 10.2%
Median Sales Price*	\$342,750	\$385,000	+ 12.3%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	17	19	+ 11.8%
Percent of Original List Price Received*	103.9%	105.1%	+ 1.2%	105.6%	103.7%	- 1.8%
New Listings	18	25	+ 38.9%	192	168	- 12.5%

* 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

