

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	109	93	- 14.7%
Closed Sales	13	8	- 38.5%	110	91	- 17.3%
Median Sales Price*	\$503,500	<b>\$432,500</b>	- 14.1%	\$440,600	<b>\$450,000</b>	+ 2.1%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	65	35	- 46.2%	39	47	+ 20.5%
Percent of Original List Price Received*	95.7%	97.5%	+ 1.9%	99.9%	97.0%	- 2.9%
New Listings	14	9	- 35.7%	147	108	- 26.5%

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

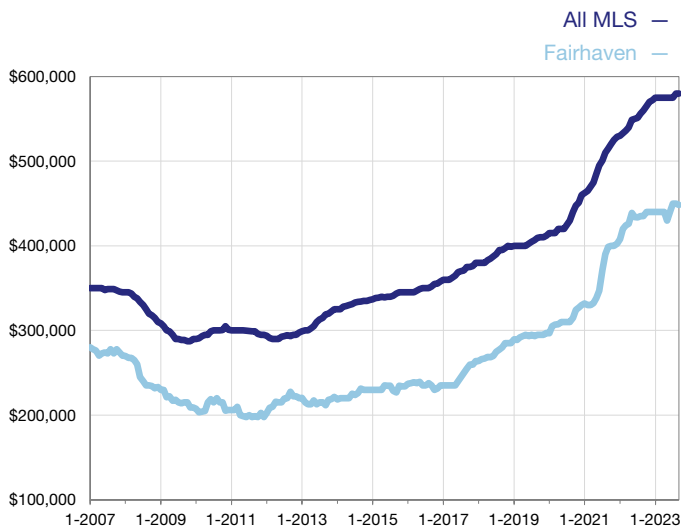
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	8	6	- 25.0%
Closed Sales	3	0	- 100.0%	7	6	- 14.3%
Median Sales Price*	\$399,900	<b>\$0</b>	- 100.0%	\$295,000	<b>\$355,950</b>	+ 20.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	20	18	- 10.0%
Percent of Original List Price Received*	100.8%	0.0%	- 100.0%	101.5%	98.2%	- 3.3%
New Listings	4	1	- 75.0%	12	9	- 25.0%

\* 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

