

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Halifax

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	5	- 54.5%	69	36	- 47.8%
Closed Sales	6	2	- 66.7%	66	37	- 43.9%
Median Sales Price*	\$535,000	<b>\$682,500</b>	+ 27.6%	\$507,500	<b>\$530,000</b>	+ 4.4%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.3	<b>0.9</b>	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	36	<b>19</b>	- 47.2%	29	<b>34</b>	+ 17.2%
Percent of Original List Price Received*	95.2%	<b>103.8%</b>	+ 9.0%	101.9%	<b>102.5%</b>	+ 0.6%
New Listings	9	4	- 55.6%	80	41	- 48.8%

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

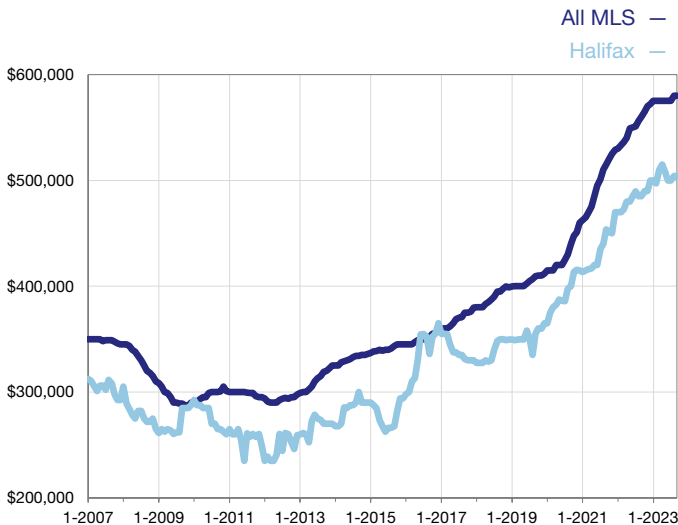
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	13	16	+ 23.1%
Closed Sales	2	1	- 50.0%	13	17	+ 30.8%
Median Sales Price*	\$349,000	<b>\$330,000</b>	- 5.4%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.2	<b>0.5</b>	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	16	<b>26</b>	+ 62.5%	15	<b>19</b>	+ 26.7%
Percent of Original List Price Received*	107.4%	<b>101.9%</b>	- 5.1%	103.8%	<b>102.4%</b>	- 1.3%
New Listings	3	0	- 100.0%	17	15	- 11.8%

\* 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

