

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	13	+ 62.5%	117	106	- 9.4%
Closed Sales	6	10	+ 66.7%	116	101	- 12.9%
Median Sales Price*	\$585,000	\$493,500	- 15.6%	\$444,000	\$450,000	+ 1.4%
Inventory of Homes for Sale	40	12	- 70.0%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	40	44	+ 10.0%
Percent of Original List Price Received*	97.9%	99.0%	+ 1.1%	99.8%	97.2%	- 2.6%
New Listings	9	9	0.0%	156	117	- 25.0%

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

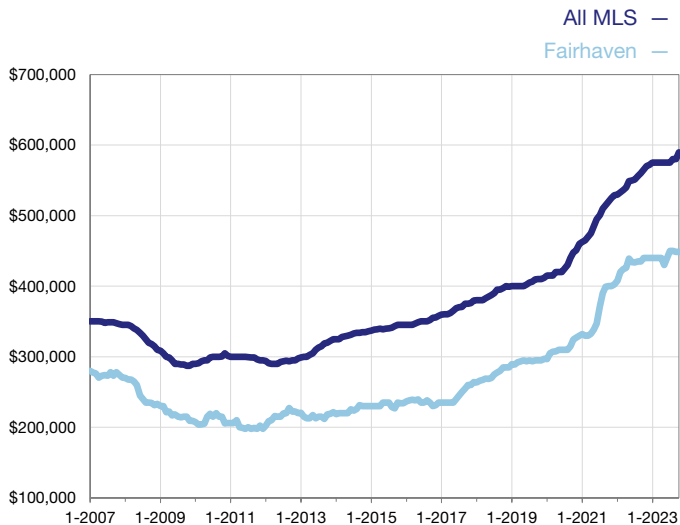
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	10	7	- 30.0%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	\$0	--	\$295,000	\$355,950	+ 20.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	18	- 10.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.5%	98.2%	- 3.3%
New Listings	0	1	--	12	10	- 16.7%

* 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

