

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	73	43	- 41.1%
Closed Sales	3	4	+ 33.3%	69	41	- 40.6%
Median Sales Price*	\$574,900	\$720,000	+ 25.2%	\$510,000	\$535,000	+ 4.9%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	29	35	+ 20.7%
Percent of Original List Price Received*	99.9%	103.9%	+ 4.0%	101.8%	102.6%	+ 0.8%
New Listings	11	12	+ 9.1%	91	54	- 40.7%

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

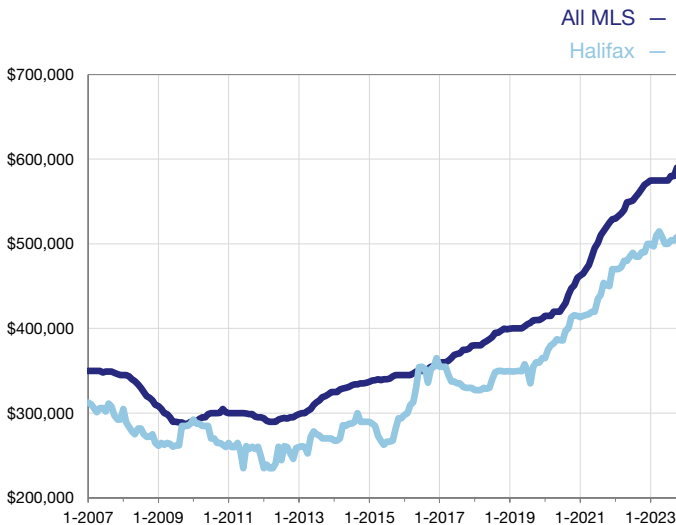
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	15	16	+ 6.7%
Closed Sales	1	0	- 100.0%	14	17	+ 21.4%
Median Sales Price*	\$342,000	\$0	- 100.0%	\$335,000	\$350,000	+ 4.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	16	19	+ 18.8%
Percent of Original List Price Received*	100.6%	0.0%	- 100.0%	103.5%	102.4%	- 1.1%
New Listings	0	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

