

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	131	116	- 11.5%
Closed Sales	12	10	- 16.7%	128	111	- 13.3%
Median Sales Price*	\$430,000	<b>\$505,000</b>	+ 17.4%	\$442,100	<b>\$450,000</b>	+ 1.8%
Inventory of Homes for Sale	37	13	- 64.9%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	40	43	+ 7.5%
Percent of Original List Price Received*	96.3%	98.7%	+ 2.5%	99.4%	97.3%	- 2.1%
New Listings	13	11	- 15.4%	169	128	- 24.3%

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

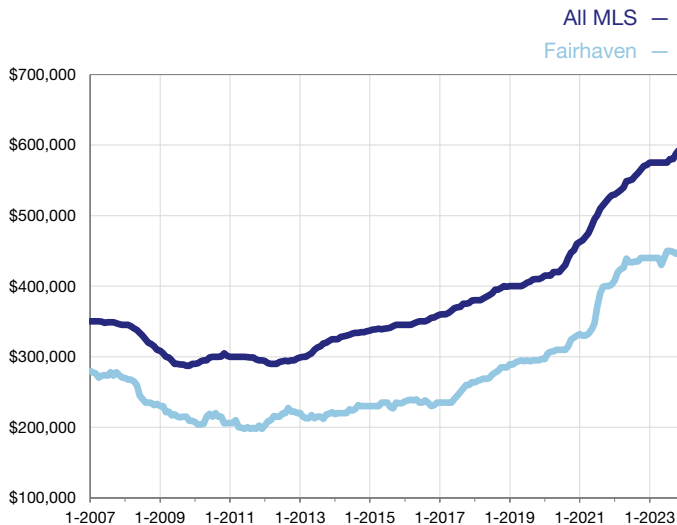
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	13	9	- 30.8%
Closed Sales	5	2	- 60.0%	12	8	- 33.3%
Median Sales Price*	\$405,000	<b>\$238,551</b>	- 41.1%	\$347,500	<b>\$316,000</b>	- 9.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	28	21	- 25.0%
Percent of Original List Price Received*	97.1%	100.6%	+ 3.6%	99.7%	98.8%	- 0.9%
New Listings	1	0	- 100.0%	13	10	- 23.1%

\* 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

