

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	81	48	- 40.7%
Closed Sales	7	12	+ 71.4%	76	53	- 30.3%
Median Sales Price*	\$440,000	\$462,450	+ 5.1%	\$495,000	\$508,000	+ 2.6%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	29	32	+ 10.3%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	101.5%	101.8%	+ 0.3%
New Listings	7	5	- 28.6%	98	59	- 39.8%

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

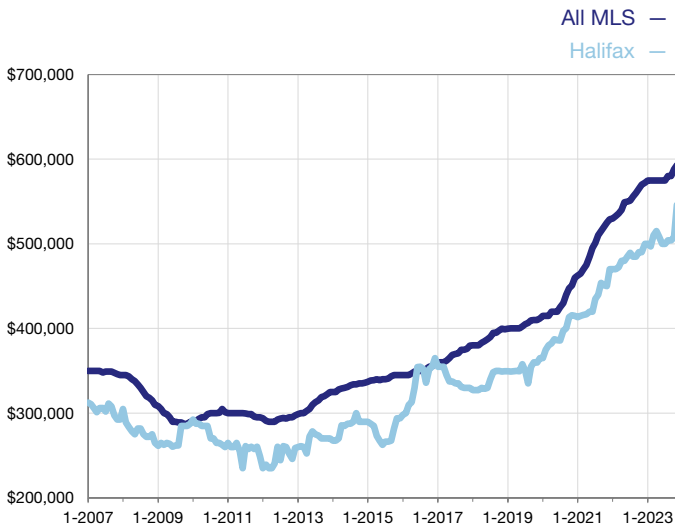
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	17	18	+ 5.9%
Closed Sales	1	0	- 100.0%	15	17	+ 13.3%
Median Sales Price*	\$320,000	\$0	- 100.0%	\$330,000	\$350,000	+ 6.1%
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	28	0	- 100.0%	16	19	+ 18.8%
Percent of Original List Price Received*	97.0%	0.0%	- 100.0%	103.1%	102.4%	- 0.7%
New Listings	2	2	0.0%	19	17	- 10.5%

* 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

