

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	24	+ 9.1%	340	275	- 19.1%
Closed Sales	24	18	- 25.0%	348	262	- 24.7%
Median Sales Price*	\$438,950	\$520,500	+ 18.6%	\$500,000	\$530,000	+ 6.0%
Inventory of Homes for Sale	43	23	- 46.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	26	17	- 34.6%	23	26	+ 13.0%
Percent of Original List Price Received*	99.1%	103.4%	+ 4.3%	103.8%	102.9%	- 0.9%
New Listings	31	23	- 25.8%	397	294	- 25.9%

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

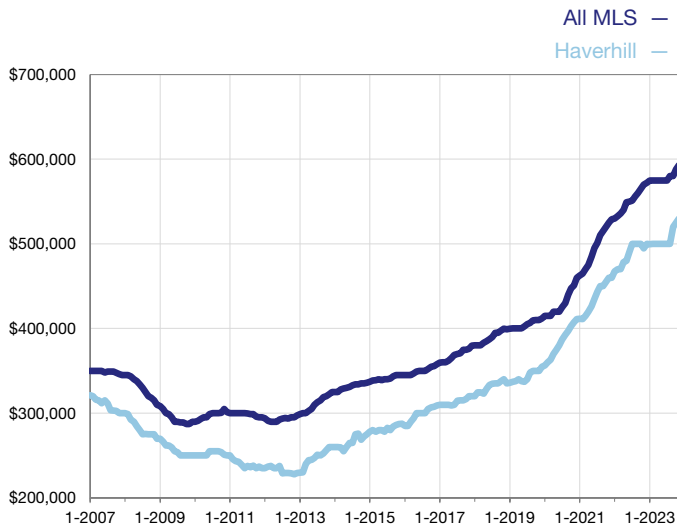
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	19	- 24.0%	249	226	- 9.2%
Closed Sales	33	20	- 39.4%	245	227	- 7.3%
Median Sales Price*	\$390,000	\$405,500	+ 4.0%	\$359,982	\$375,000	+ 4.2%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	28	11	- 60.7%	19	18	- 5.3%
Percent of Original List Price Received*	101.6%	102.0%	+ 0.4%	104.7%	103.3%	- 1.3%
New Listings	27	15	- 44.4%	268	239	- 10.8%

* 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

