

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	2	- 83.3%	143	117	- 18.2%
Closed Sales	13	10	- 23.1%	141	121	- 14.2%
Median Sales Price*	\$395,000	<b>\$440,000</b>	+ 11.4%	\$440,000	<b>\$450,000</b>	+ 2.3%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	40	42	+ 5.0%
Percent of Original List Price Received*	97.7%	<b>101.9%</b>	+ 4.3%	99.3%	<b>97.7%</b>	- 1.6%
New Listings	3	3	0.0%	172	131	- 23.8%

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

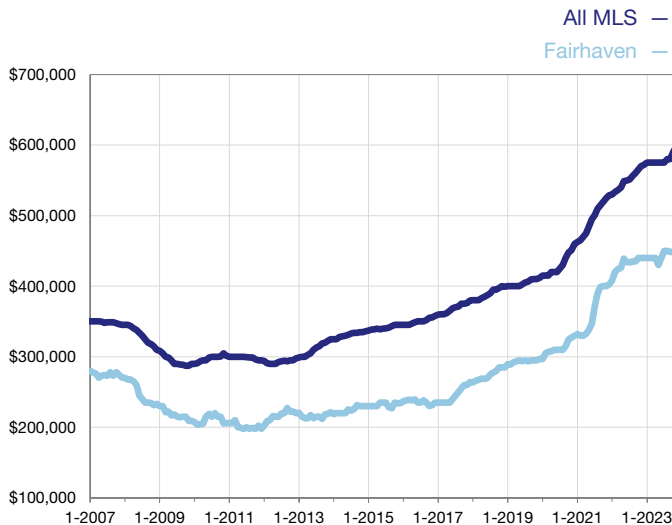
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	13	9	- 30.8%
Closed Sales	1	0	- 100.0%	13	8	- 38.5%
Median Sales Price*	\$261,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$316,000</b>	+ 3.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	28	21	- 25.0%
Percent of Original List Price Received*	100.4%	<b>0.0%</b>	- 100.0%	99.7%	<b>98.8%</b>	- 0.9%
New Listings	0	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

