

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Halifax

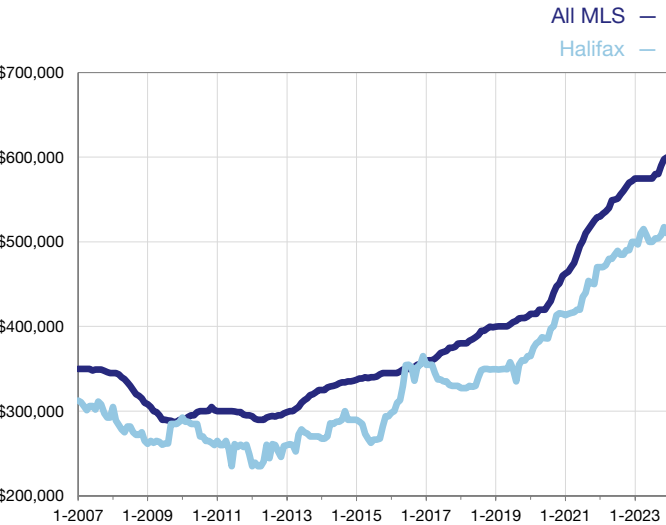
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	89	52	- 41.6%
Closed Sales	9	2	- 77.8%	85	55	- 35.3%
Median Sales Price*	\$550,000	\$685,000	+ 24.5%	\$500,000	\$510,000	+ 2.0%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	52	16	- 69.2%	31	32	+ 3.2%
Percent of Original List Price Received*	95.3%	105.6%	+ 10.8%	100.9%	102.0%	+ 1.1%
New Listings	1	1	0.0%	99	60	- 39.4%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	19	19	0.0%
Closed Sales	3	1	- 66.7%	18	18	0.0%
Median Sales Price*	\$311,000	\$324,900	+ 4.5%	\$329,500	\$350,000	+ 6.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	125	+ 177.8%	21	25	+ 19.0%
Percent of Original List Price Received*	99.5%	92.9%	- 6.6%	102.5%	101.9%	- 0.6%
New Listings	3	0	- 100.0%	22	17	- 22.7%

\* 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

