

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	10	+ 66.7%	10	13	+ 30.0%
Closed Sales	3	3	0.0%	12	7	- 41.7%
Median Sales Price*	\$370,000	\$420,000	+ 13.5%	\$375,000	\$420,000	+ 12.0%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	39	35	- 10.3%	62	39	- 37.1%
Percent of Original List Price Received*	95.8%	100.6%	+ 5.0%	91.5%	99.3%	+ 8.5%
New Listings	9	9	0.0%	20	21	+ 5.0%

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

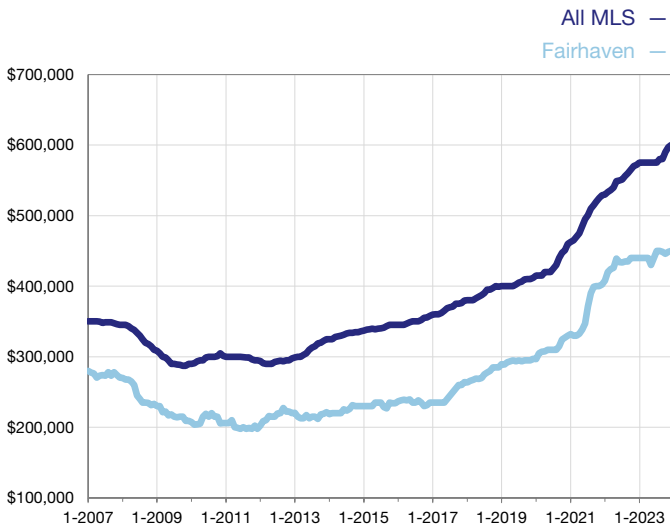
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$235,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	71	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	94.4%	--
New Listings	1	1	0.0%	1	2	+ 100.0%

* 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

