

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	14	+ 55.6%	19	26	+ 36.8%
Closed Sales	9	12	+ 33.3%	21	19	- 9.5%
Median Sales Price*	\$429,000	\$520,000	+ 21.2%	\$400,000	\$495,000	+ 23.8%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	24	55	+ 129.2%	46	49	+ 6.5%
Percent of Original List Price Received*	99.5%	96.6%	- 2.9%	95.0%	97.6%	+ 2.7%
New Listings	10	12	+ 20.0%	30	33	+ 10.0%

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

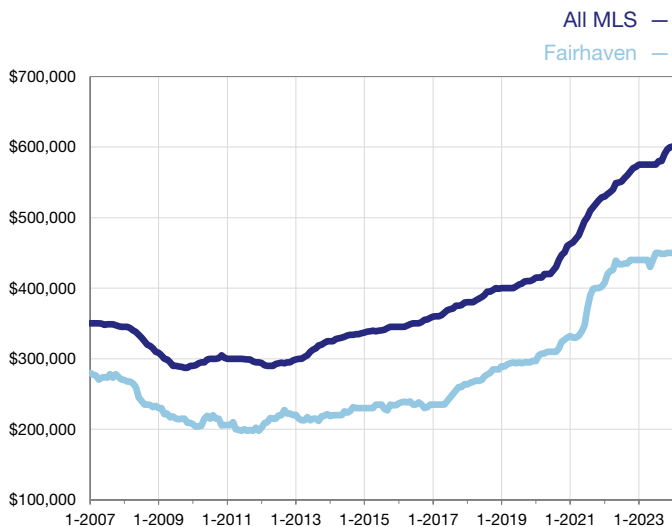
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	2	--	0	3	--
Median Sales Price*	\$0	\$325,000	--	\$0	\$305,000	--
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	25	--	0	40	--
Percent of Original List Price Received*	0.0%	100.8%	--	0.0%	98.7%	--
New Listings	1	0	- 100.0%	2	2	0.0%

* 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

