

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	13	- 7.1%	33	37	+ 12.1%
Closed Sales	8	9	+ 12.5%	29	28	- 3.4%
Median Sales Price*	\$602,500	\$450,000	- 25.3%	\$430,000	\$487,500	+ 13.4%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	98	29	- 70.4%	60	43	- 28.3%
Percent of Original List Price Received*	95.6%	103.3%	+ 8.1%	95.1%	99.4%	+ 4.5%
New Listings	16	10	- 37.5%	46	43	- 6.5%

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

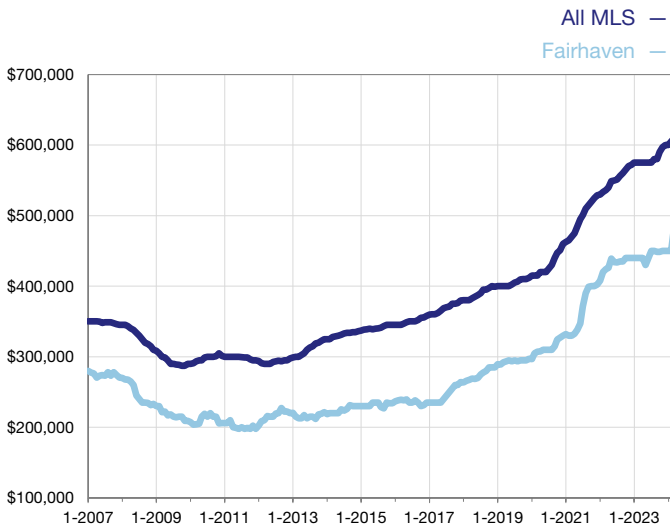
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$222,000	\$0	- 100.0%	\$222,000	\$305,000	+ 37.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	40	+ 900.0%
Percent of Original List Price Received*	88.8%	0.0%	- 100.0%	88.8%	98.7%	+ 11.1%
New Listings	1	0	- 100.0%	3	2	- 33.3%

* 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

