

# Local Market Update – August 2024

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## Fairhaven

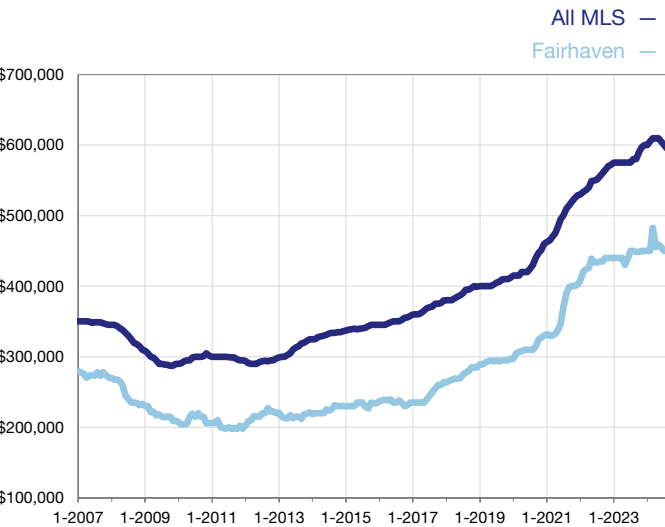
| Single-Family Properties                 | August    |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 8         | 14        | + 75.0%  | 85           | 83        | - 2.4%  |
| Closed Sales                             | 18        | 12        | - 33.3%  | 83           | 71        | - 14.5% |
| Median Sales Price*                      | \$462,500 | \$500,000 | + 8.1%   | \$450,000    | \$500,000 | + 11.1% |
| Inventory of Homes for Sale              | 18        | 30        | + 66.7%  | --           | --        | --      |
| Months Supply of Inventory               | 1.7       | 3.1       | + 82.4%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 34        | 31        | - 8.8%   | 48           | 33        | - 31.3% |
| Percent of Original List Price Received* | 99.3%     | 99.7%     | + 0.4%   | 96.9%        | 99.8%     | + 3.0%  |
| New Listings                             | 9         | 22        | + 144.4% | 99           | 112       | + 13.1% |

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

| Condominium Properties                   | August    |      |          | Year to Date |           |         |
|--|-----------|------|----------|--------------|-----------|---------|
|  | 2023      | 2024 | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |      |          |              |           |         |
| Pending Sales                            | 0         | 0    | --       | 6            | 5         | - 16.7% |
| Closed Sales                             | 1         | 0    | - 100.0% | 6            | 6         | 0.0%    |
| Median Sales Price*                      | \$332,000 | \$0  | - 100.0% | \$355,950    | \$337,500 | - 5.2%  |
| Inventory of Homes for Sale              | 1         | 3    | + 200.0% | --           | --        | --      |
| Months Supply of Inventory               | 0.6       | 1.9  | + 216.7% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 15        | 0    | - 100.0% | 18           | 30        | + 66.7% |
| Percent of Original List Price Received* | 103.8%    | 0.0% | - 100.0% | 98.2%        | 99.0%     | + 0.8%  |
| New Listings                             | 1         | 2    | + 100.0% | 8            | 8         | 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

