

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Halifax

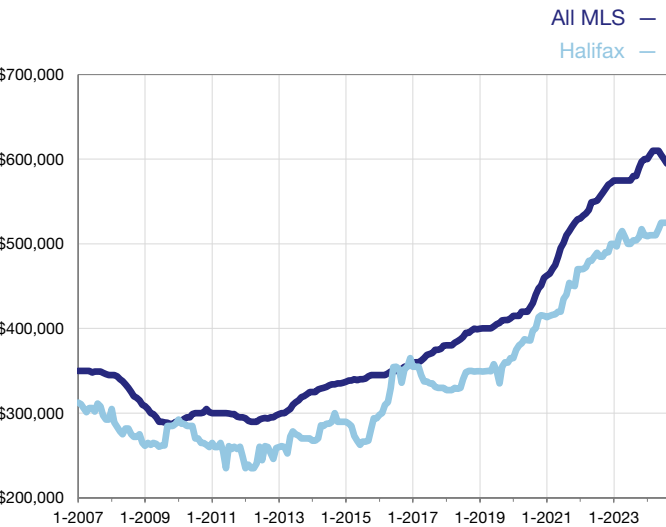
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	30	37	+ 23.3%
Closed Sales	7	3	- 57.1%	35	32	- 8.6%
Median Sales Price*	\$500,000	\$569,000	+ 13.8%	\$508,000	\$530,000	+ 4.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	41	+ 127.8%	35	40	+ 14.3%
Percent of Original List Price Received*	104.5%	92.9%	- 11.1%	102.4%	98.4%	- 3.9%
New Listings	6	6	0.0%	37	40	+ 8.1%

* 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	1	--	15	4	- 73.3%
Closed Sales	2	0	- 100.0%	16	5	- 68.8%
Median Sales Price*	\$364,300	\$0	- 100.0%	\$350,000	\$353,000	+ 0.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	19	18	- 5.3%
Percent of Original List Price Received*	104.1%	0.0%	- 100.0%	102.5%	101.5%	- 1.0%
New Listings	1	1	0.0%	15	5	- 66.7%

* 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

