

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

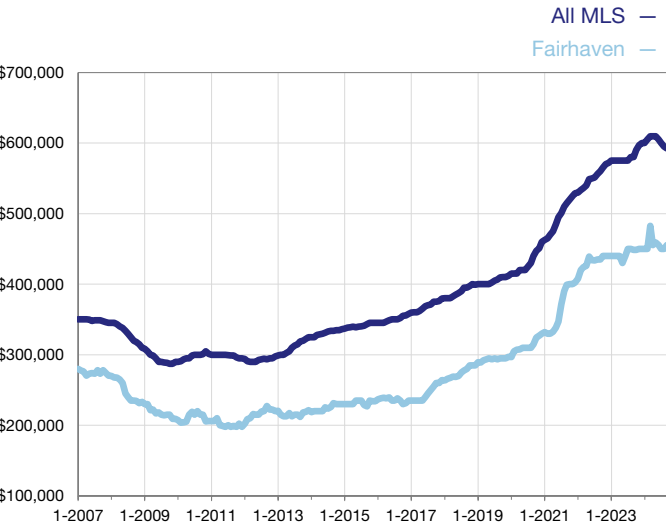
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	15	+ 87.5%	93	95	+ 2.2%
Closed Sales	8	17	+ 112.5%	91	88	- 3.3%
Median Sales Price*	\$432,500	\$455,000	+ 5.2%	\$450,000	\$492,500	+ 9.4%
Inventory of Homes for Sale	18	31	+ 72.2%	--	--	--
Months Supply of Inventory	1.7	3.1	+ 82.4%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	47	33	- 29.8%
Percent of Original List Price Received*	97.5%	99.2%	+ 1.7%	97.0%	99.7%	+ 2.8%
New Listings	9	20	+ 122.2%	108	131	+ 21.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	6	7	+ 16.7%
Closed Sales	0	1	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$335,000	--	\$355,950	\$335,000	- 5.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	0	44	--	18	32	+ 77.8%
Percent of Original List Price Received*	0.0%	97.1%	--	98.2%	98.7%	+ 0.5%
New Listings	1	1	0.0%	9	9	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

