

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	11	- 8.3%	105	105	0.0%
Closed Sales	10	10	0.0%	101	98	- 3.0%
Median Sales Price*	\$493,500	\$450,000	- 8.8%	\$450,000	\$492,500	+ 9.4%
Inventory of Homes for Sale	14	28	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--
Cumulative Days on Market Until Sale	20	41	+ 105.0%	44	34	- 22.7%
Percent of Original List Price Received*	99.0%	95.5%	- 3.5%	97.2%	99.3%	+ 2.2%
New Listings	9	12	+ 33.3%	117	143	+ 22.2%

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

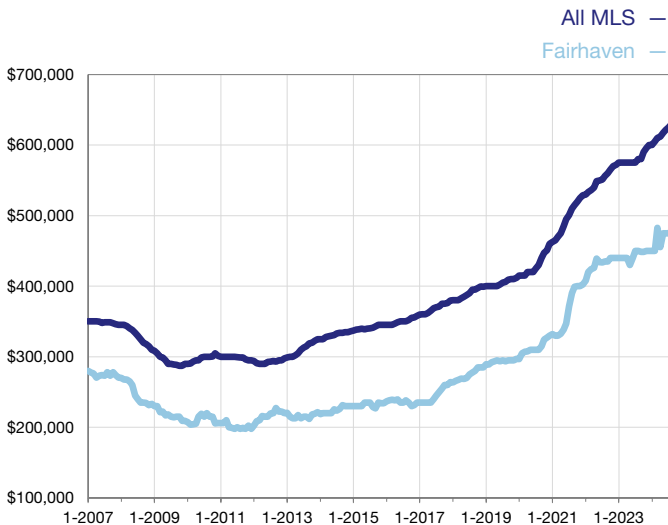
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	7	7	0.0%
Closed Sales	0	1	--	6	8	+ 33.3%
Median Sales Price*	\$0	\$330,000	--	\$355,950	\$335,000	- 5.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	18	32	+ 77.8%
Percent of Original List Price Received*	0.0%	94.3%	--	98.2%	98.2%	0.0%
New Listings	1	3	+ 200.0%	10	12	+ 20.0%

* 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

