

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

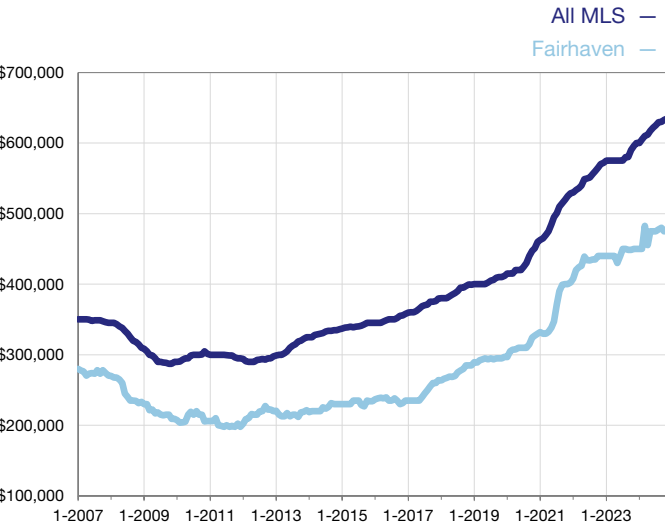
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	115	115	0.0%
Closed Sales	10	8	- 20.0%	111	106	- 4.5%
Median Sales Price*	\$505,000	\$502,000	- 0.6%	\$450,000	\$497,000	+ 10.4%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	33	66	+ 100.0%	43	36	- 16.3%
Percent of Original List Price Received*	98.7%	95.7%	- 3.0%	97.3%	99.0%	+ 1.7%
New Listings	10	7	- 30.0%	127	150	+ 18.1%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	9	8	- 11.1%
Closed Sales	2	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$238,551	\$0	- 100.0%	\$316,000	\$335,000	+ 6.0%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	21	32	+ 52.4%
Percent of Original List Price Received*	100.6%	0.0%	- 100.0%	98.8%	98.2%	- 0.6%
New Listings	0	1	--	10	13	+ 30.0%

* 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

