

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

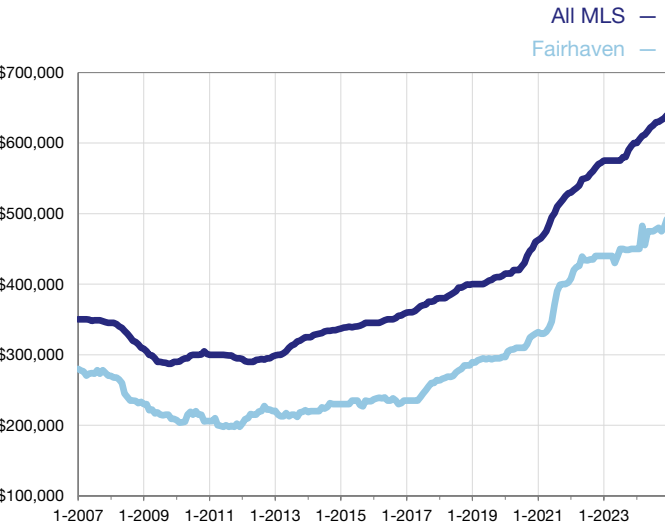
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	117	117	0.0%
Closed Sales	11	10	- 9.1%	122	116	- 4.9%
Median Sales Price*	\$450,000	\$432,500	- 3.9%	\$450,000	\$492,500	+ 9.4%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	42	37	- 11.9%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	97.7%	99.1%	+ 1.4%
New Listings	3	5	+ 66.7%	130	155	+ 19.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	9	9	0.0%
Closed Sales	0	1	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$358,000	--	\$316,000	\$335,000	+ 6.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	21	29	+ 38.1%
Percent of Original List Price Received*	0.0%	96.8%	--	98.8%	98.0%	- 0.8%
New Listings	0	0	--	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

