

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

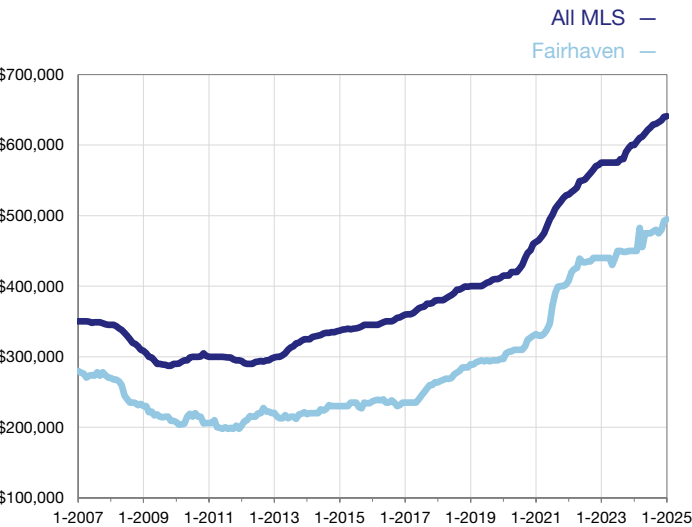
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	3	10	+ 233.3%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$390,000	\$484,900	+ 24.3%	\$390,000	\$484,900	+ 24.3%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 4.7%	43	45	+ 4.7%
Percent of Original List Price Received*	98.4%	96.5%	- 1.9%	98.4%	96.5%	- 1.9%
New Listings	12	17	+ 41.7%	12	17	+ 41.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	3	--	0	3	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$235,000	\$280,000	+ 19.1%	\$235,000	\$280,000	+ 19.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.0	3.1	--	--	--	--
Cumulative Days on Market Until Sale	71	77	+ 8.5%	71	77	+ 8.5%
Percent of Original List Price Received*	94.4%	83.6%	- 11.4%	94.4%	83.6%	- 11.4%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

