

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fairhaven

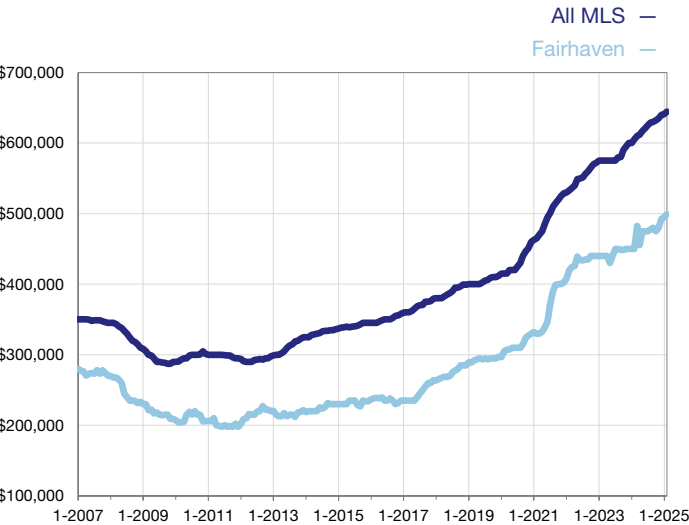
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	12	19	+ 58.3%
Closed Sales	3	4	+ 33.3%	7	12	+ 71.4%
Median Sales Price*	\$420,000	\$605,000	+ 44.0%	\$420,000	\$542,500	+ 29.2%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	35	46	+ 31.4%	39	45	+ 15.4%
Percent of Original List Price Received*	100.6%	98.1%	- 2.5%	99.3%	97.0%	- 2.3%
New Listings	9	13	+ 44.4%	21	28	+ 33.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	2	4	+ 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$260,000	--	\$235,000	\$270,000	+ 14.9%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.2	--	--	--	--
Cumulative Days on Market Until Sale	0	10	--	71	44	- 38.0%
Percent of Original List Price Received*	0.0%	104.0%	--	94.4%	93.8%	- 0.6%
New Listings	1	2	+ 100.0%	2	7	+ 250.0%

\* 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

