

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Haverhill

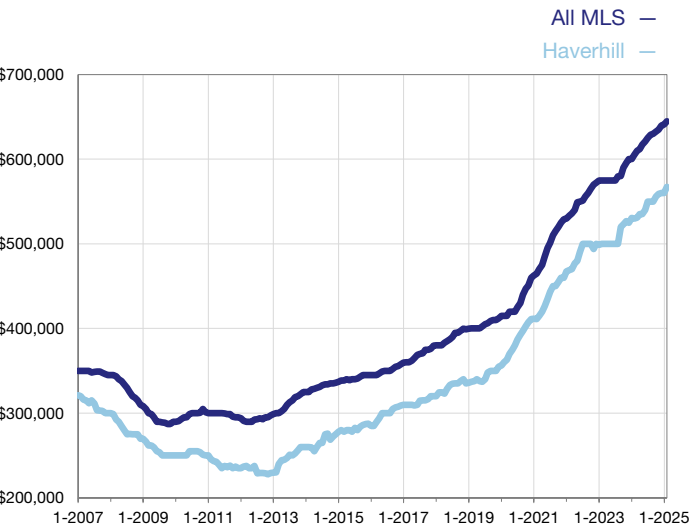
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	30	32	+ 6.7%
Closed Sales	13	15	+ 15.4%	34	36	+ 5.9%
Median Sales Price*	\$510,000	\$610,000	+ 19.6%	\$533,000	\$565,000	+ 6.0%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	18	38	+ 111.1%	30	37	+ 23.3%
Percent of Original List Price Received*	103.5%	99.8%	- 3.6%	103.5%	99.4%	- 4.0%
New Listings	22	20	- 9.1%	40	38	- 5.0%

* 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	17	33	+ 94.1%	30	53	+ 76.7%
Closed Sales	11	22	+ 100.0%	18	34	+ 88.9%
Median Sales Price*	\$300,000	\$360,000	+ 20.0%	\$315,000	\$374,500	+ 18.9%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	29	37	+ 27.6%
Percent of Original List Price Received*	102.6%	99.6%	- 2.9%	101.6%	99.2%	- 2.4%
New Listings	17	20	+ 17.6%	38	52	+ 36.8%

* 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

