

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	13	+ 116.7%	117	132	+ 12.8%
Closed Sales	10	7	- 30.0%	116	122	+ 5.2%
Median Sales Price*	\$432,500	\$549,999	+ 27.2%	\$492,500	\$500,000	+ 1.5%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	37	46	+ 24.3%
Percent of Original List Price Received*	99.9%	95.0%	- 4.9%	99.1%	97.3%	- 1.8%
New Listings	5	7	+ 40.0%	154	159	+ 3.2%

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

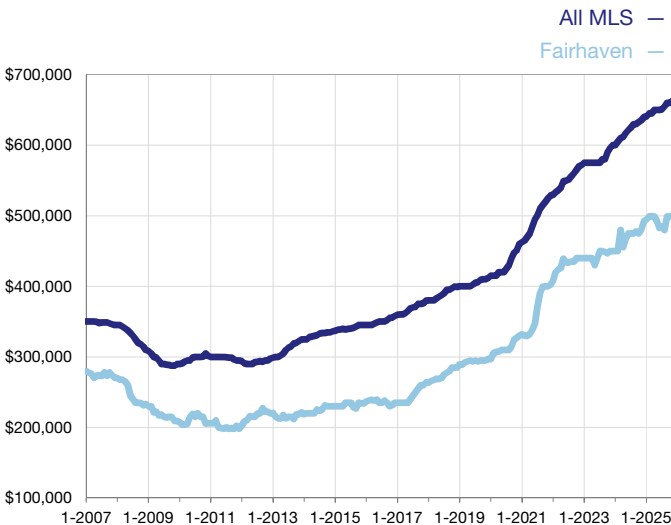
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	9	21	+ 133.3%
Closed Sales	1	2	+ 100.0%	9	22	+ 144.4%
Median Sales Price*	\$358,000	\$417,500	+ 16.6%	\$335,000	\$371,500	+ 10.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	6	42	+ 600.0%	29	52	+ 79.3%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	98.0%	97.0%	- 1.0%
New Listings	0	0	--	14	21	+ 50.0%

* 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

