

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	7	- 22.2%	17	13	- 23.5%
Closed Sales	4	4	0.0%	12	15	+ 25.0%
Median Sales Price*	\$605,000	\$488,800	- 19.2%	\$542,500	\$560,000	+ 3.2%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	46	91	+ 97.8%	45	60	+ 33.3%
Percent of Original List Price Received*	98.1%	96.7%	- 1.4%	97.0%	98.2%	+ 1.2%
New Listings	13	5	- 61.5%	28	12	- 57.1%

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

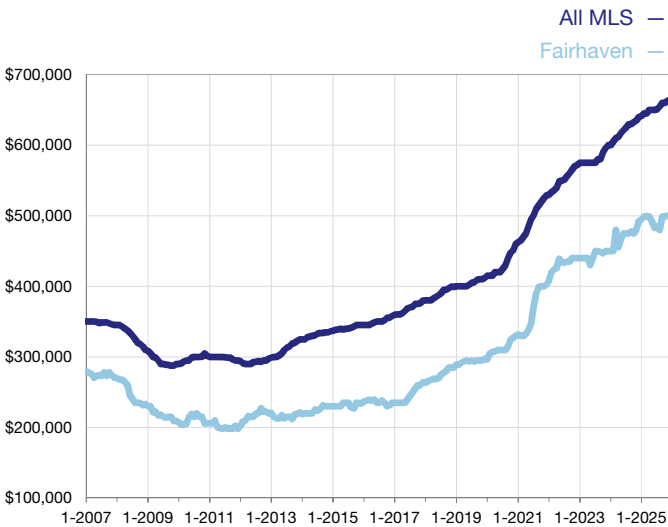
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$260,000	\$0	- 100.0%	\$270,000	\$0	- 100.0%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.2	0.5	- 84.4%	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	44	0	- 100.0%
Percent of Original List Price Received*	104.0%	0.0%	- 100.0%	93.8%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	7	1	- 85.7%

* 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

