

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	14	+ 75.0%	41	37	- 9.8%
Closed Sales	10	9	- 10.0%	37	31	- 16.2%
Median Sales Price*	\$475,000	\$515,000	+ 8.4%	\$500,000	\$514,500	+ 2.9%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	47	48	+ 2.1%	41	59	+ 43.9%
Percent of Original List Price Received*	101.0%	95.6%	- 5.3%	99.4%	96.7%	- 2.7%
New Listings	14	19	+ 35.7%	53	45	- 15.1%

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

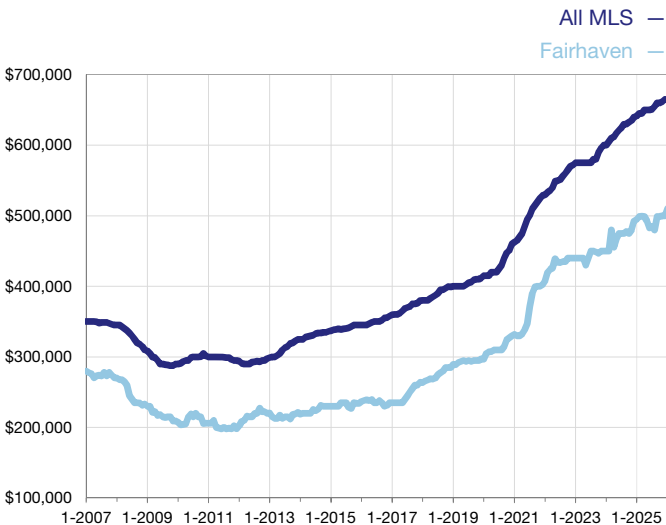
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	6	2	- 66.7%
Closed Sales	3	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$479,000	\$0	- 100.0%	\$404,500	\$351,100	- 13.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	34	23	- 32.4%
Percent of Original List Price Received*	94.1%	0.0%	- 100.0%	95.7%	103.3%	+ 7.9%
New Listings	1	5	+ 400.0%	8	7	- 12.5%

* 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

