

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fairhaven

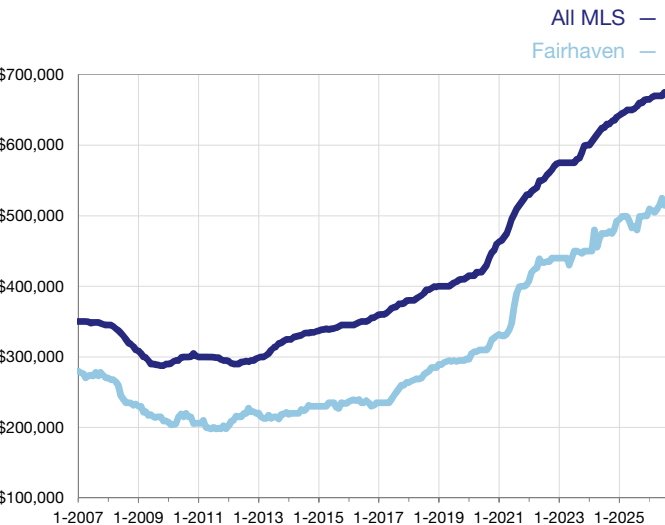
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	89	89	0.0%
Closed Sales	13	14	+ 7.7%	79	87	+ 10.1%
Median Sales Price*	\$495,000	\$570,800	+ 15.3%	\$490,500	\$515,000	+ 5.0%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	70	33	- 52.9%	48	46	- 4.2%
Percent of Original List Price Received*	95.3%	100.8%	+ 5.8%	97.8%	98.5%	+ 0.7%
New Listings	19	11	- 42.1%	115	99	- 13.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	12	9	- 25.0%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$422,450	\$330,000	- 21.9%	\$371,500	\$348,050	- 6.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	12	23	+ 91.7%	31	24	- 22.6%
Percent of Original List Price Received*	102.3%	103.1%	+ 0.8%	96.4%	102.2%	+ 6.0%
New Listings	1	3	+ 200.0%	14	13	- 7.1%

* 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

