Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Haverhill

Single-Family Properties

Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	28	**34**	+ 21.4%	226	**237**	+ 4.9%
Closed Sales	40	**33**	- 17.5%	224	**226**	+ 0.9%
Median Sales Price*	$602,500	**$600,000**	- 0.4%	$602,500	**$615,000**	+ 2.1%
Inventory of Homes for Sale	51	**57**	+ 11.8%	--	--	--
Months Supply of Inventory	1.8	**1.9**	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	35	**31**	- 11.4%	30	**33**	+ 10.0%
Percent of Original List Price Received*	98.5%	**101.1%**	+ 2.6%	101.2%	**100.9%**	- 0.3%
New Listings	31	**43**	+ 38.7%	264	**298**	+ 12.9%

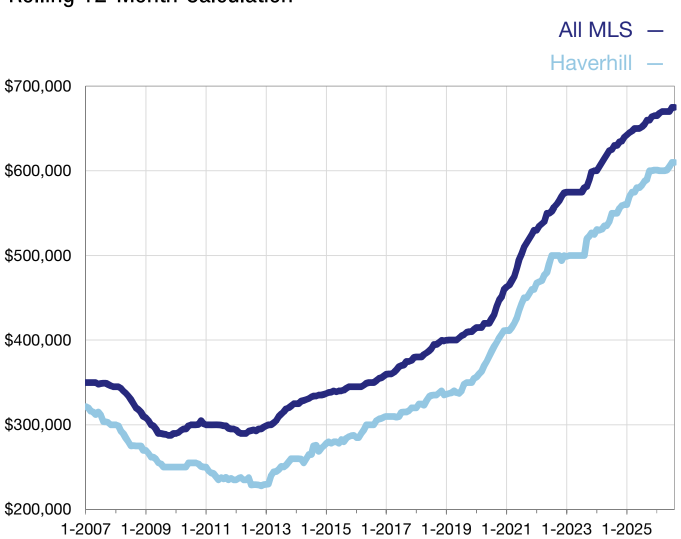
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

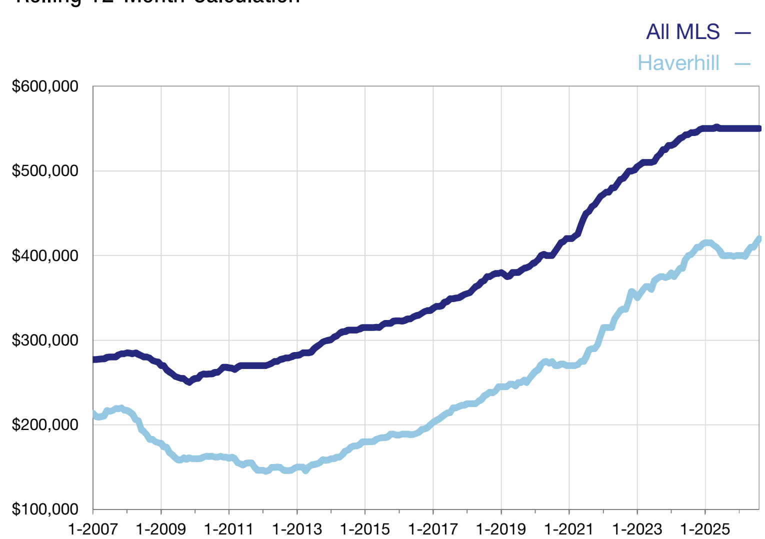
Key Metrics	August 2025	August 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	23	**35**	+ 52.2%	207	**184**	- 11.1%
Closed Sales	26	**24**	- 7.7%	191	**164**	- 14.1%
Median Sales Price*	$407,500	**$399,000**	- 2.1%	$399,000	**$423,250**	+ 6.1%
Inventory of Homes for Sale	46	**34**	- 26.1%	--	--	--
Months Supply of Inventory	1.9	**1.5**	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	27	**36**	+ 33.3%	28	**44**	+ 57.1%
Percent of Original List Price Received*	99.4%	**101.1%**	+ 1.7%	100.5%	**100.3%**	- 0.2%
New Listings	32	**28**	- 12.5%	247	**206**	- 16.6%

* 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



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