Local Market Update – October 2026

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

Fairhaven

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	10	**15**	+ 50.0%	110	**110**	0.0%
Closed Sales	8	**10**	+ 25.0%	106	**107**	+ 0.9%
Median Sales Price*	$490,000	**$580,000**	+ 18.4%	$499,500	**$525,000**	+ 5.1%
Inventory of Homes for Sale	30	**35**	+ 16.7%	--	--	--
Months Supply of Inventory	3.0	**3.3**	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	47	**76**	+ 61.7%	48	**48**	0.0%
Percent of Original List Price Received*	95.0%	**91.2%**	- 4.0%	97.5%	**97.8%**	+ 0.3%
New Listings	12	**19**	+ 58.3%	141	**138**	- 2.1%

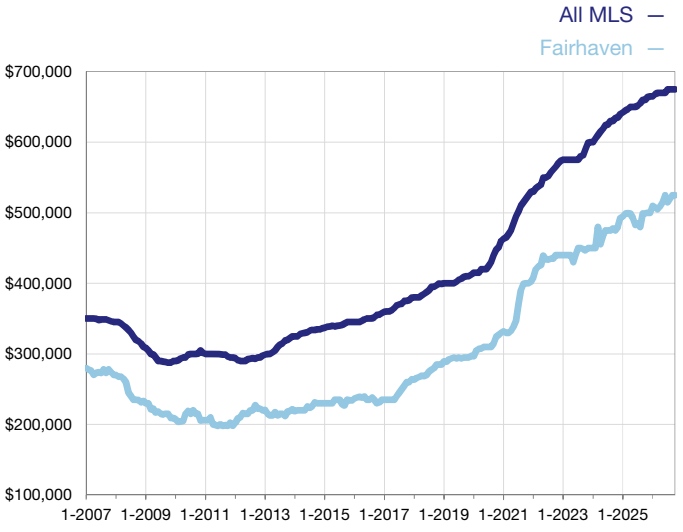
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

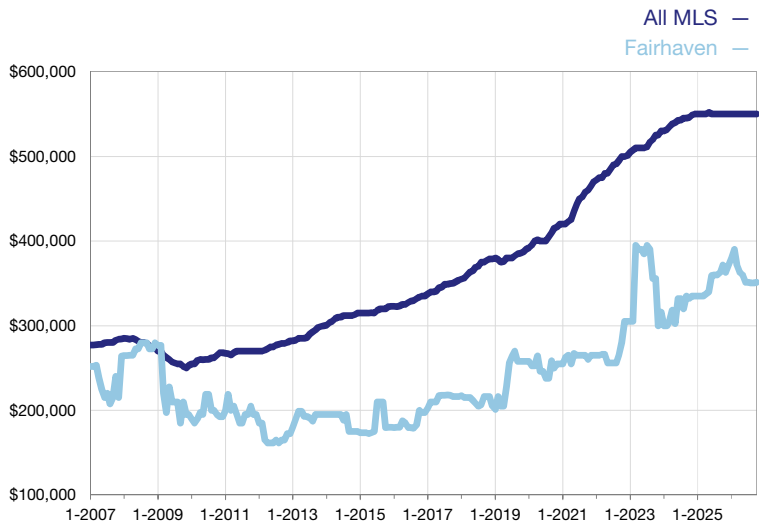
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	5	**1**	- 80.0%	18	**11**	- 38.9%
Closed Sales	2	**1**	- 50.0%	15	**10**	- 33.3%
Median Sales Price*	$377,500	**$419,500**	+ 11.1%	$380,000	**$360,050**	- 5.3%
Inventory of Homes for Sale	3	**2**	- 33.3%	--	--	--
Months Supply of Inventory	1.7	**1.1**	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	35	**36**	+ 2.9%	30	**42**	+ 40.0%
Percent of Original List Price Received*	100.7%	**98.7%**	- 2.0%	97.5%	**99.9%**	+ 2.5%
New Listings	2	**1**	- 50.0%	21	**15**	- 28.6%

* 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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