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GLOBAL PROPERTIES

MOVE TO THE
ABACOS



THE NEWSLETTER

The Abaco *Edit*

BY NICOLE FAIR · TREASURE CAY & BEYOND



FEATURED PROPERTY

Villa Blanca — Treasure Cay, Abaco
\$2,995,000

FROM NICOLE

April on *the water*

There's a particular quality to Abaco in April. The fishing tournaments are back, the teal has deepened in the Sea of Abaco, and I'm getting more calls than I have all year — mostly from people who visited once, loved it, and spent the winter convincing themselves it was time.

I'm watching inventory closely. Waterfront in the \$1.5M–\$4M range is moving with real urgency, and for the first time in a while I'm talking to sellers who are genuinely surprised by what the market will bear. If you're on either side of that conversation, the numbers below are worth your attention.

As always — if you have a question about a specific property or want my honest read on something, just reply to this. I read every one.



Nicole Fair

Real Estate Broker · Move To The Abacos

ABACO MARKET PULSE · APRIL 2026

74

ACTIVE WATERFRONT LISTINGS
\$1M – \$5M

Last year (1 Jan to 31 Dec 2025) 68 listings.

\$2,100,000

AVERAGE
SALES PRICE

April 2025 to April 2026 for single family
homes on the waterfront

WHAT I'M SEEING ON THE GROUND

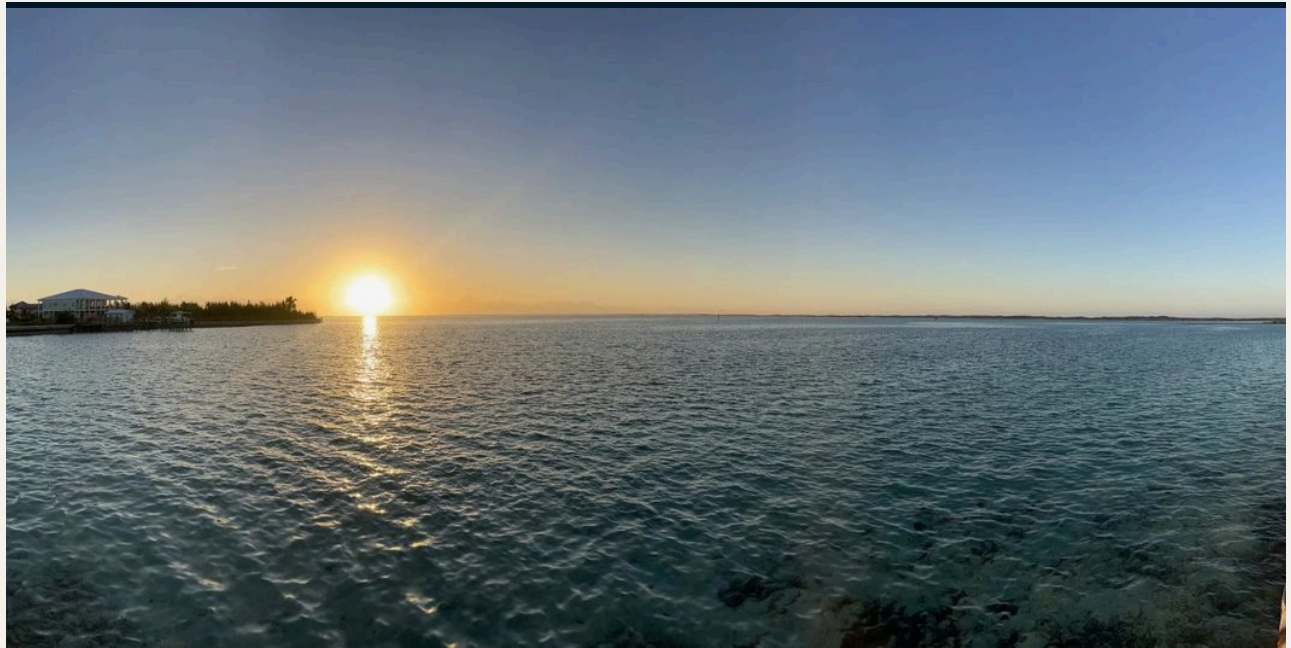
The buyer profile *has shifted*

The two groups I'm seeing most right now: repeat vacationers who've been coming to Abaco for years and have finally decided to stop renting and start owning, and younger families with generational ties to these islands who are ready to put down roots of their own. Both know exactly what they want. The conversation has changed.

These buyers know what they want. They're not being sold on Abaco — they're sold. What they need is someone who knows the inventory, the

developers, the land restrictions, and which communities suit which types of people. That's where I spend most of my time.

What's moving: Beachfront and canalfront homes in the \$1M–\$3M range are seeing the most activity. Vacant land with boat access continues to attract buyers who want to build. At the upper end, anything with a deep-water dock is drawing serious attention.



FEATURED LISTING

Villa Blanca

TREASURE CAY, ABACO · THE BAHAMAS

\$2,995,000

TYPE
Waterfront Villa

STYLE
Coastal Modern

LOCATION
Treasure Cay

This is the kind of property that doesn't need a long description. Villa Blanca sits where it should — right on the water, with interiors that are clean and considered, a terrace that frames the sea perfectly, and that quality of light in the late afternoon you simply can't replicate. I've shown it several times this month. Call me before someone else does.

[VIEW PROPERTY →](#)

“

Abaco isn't a compromise. It's where people come when they're done compromising.

NICOLE FAIR · MOVE TO THE ABACOS



ON THE MARKET

Porpoise Point on Sea of Abaco

TREASURE CAY, ABACO · THE BAHAMAS

\$2,900,000

SETTING

Sea of Abaco

ACCESS

Private Dock

TYPE

Waterfront

Named for good reason. Porpoise Point sits directly on the Sea of Abaco with the kind of exposure serious boaters and sunset-watchers equally appreciate. This is a rare opportunity to own one of the most beautifully positioned properties on Abaco's western coastline — the kind of address that stays in families for a long time.

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APRIL IN ABACO

Tournament *season is back*

April brings a different energy to the islands. The Abaco Beach Invitational runs April 15–18, followed by The Shootout at Abaco Beach Resort & Marina — sixty of the world's most elite sportfishing boats converging on Marsh Harbour for one of the great events in Bahamian life. Marlin, wahoo, mahimahi, and the kind of dockside energy that captures everything the Abacos are about.



For buyers who've been on the fence: come in April. Spend a weekend on the water. See what this place feels like when it's fully alive. One weekend here usually answers the question. I'll always make time to show you around.

IN THE NEWS



DEVELOPMENT

The \$350M evolution of *The Abaco Club*

The transformation of The Abaco Club into a 500-acre multigenerational private retreat is one of the most significant development stories in the Bahamas right now. For landowners and buyers anywhere near that corridor, this kind of institutional investment lifts the entire neighbourhood — and signals clearly where serious money believes this market is headed.



APRIL 2 · THE MOORE, MIAMI

Islands of Capital — *A Private Discovery Evening*

On April 2nd, Nicole took the stage at The Moore in Miami for Islands of Capital, an exclusive evening gathering top Miami brokers, developers, and investors for a private presentation on the Abaco real estate market. Nicole walked the room through why Abaco specifically — not just the Bahamas — is attracting a new calibre of buyer, and what serious investors are paying attention to right now.

If you missed it and want the takeaways, reply to this email. The conversation that followed was worth having.



ON THE MARKET

#10 *The Cottages*

TREASURE CAY, ABACO · THE BAHAMAS

\$2,500,000

COMMUNITY

The Cottages

CONDITION

Turnkey

VIEW

Ocean Front

Unit 10 at The Cottages is one of the more charming and genuinely liveable offerings in Treasure Cay. The wraparound porch with ocean views, the warm open-plan interior, the tropical landscaping — it delivers the full Abaco experience without the complexity of a larger estate. Perfect for buyers who want something turnkey, beautiful, and manageable.

[VIEW PROPERTY →](#)

WHAT I'M WATCHING

Three things *worth knowing right now*

BUYER TREND

Palm Beach buyers *looking south*

There's a growing pattern I've been tracking: Palm Beach and South Florida residents seeking somewhere quieter, more private, more genuine — beyond even the most prestigious addresses. The Bahamas keeps coming up. It's a 35-minute flight and a completely different world.

OFF MARKET

Two properties *not yet listed*

I currently have access to two properties not publicly listed — one beachfront in Treasure Cay, one canalfront in Hope Town. If your search is active, reply to this email and I'll share the details privately.

SELLER INTELLIGENCE

Sellers are getting *surprised by offers*

For the first time in a while I'm having conversations with sellers who are genuinely caught off guard by what the market is willing to pay. If you've been considering listing, the window right now is better than most people realise. Let's talk before it closes.



Nicole Fair

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