# Local Market Update – July 2016

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

# Fall River

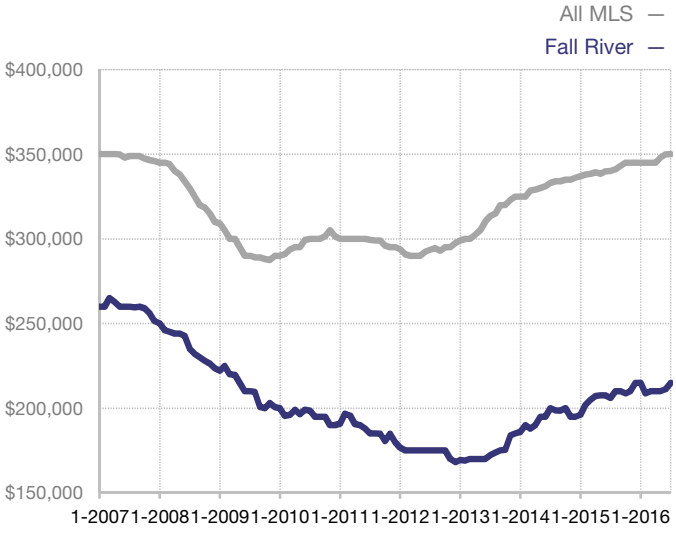
| Single-Family Properties | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2015** | **2016** | **+ / –** | **2015** | **2016** | **+ / –** |
| Pending Sales | 37 | **32** | - 13.5% | 187 | **233** | + 24.6% |
| Closed Sales | 42 | **34** | - 19.0% | 171 | **200** | + 17.0% |
| Median Sales Price* | $212,450 | **$242,000** | + 13.9% | $217,000 | **$216,500** | - 0.2% |
| Inventory of Homes for Sale | 170 | **140** | - 17.6% | -- | -- | -- |
| Months Supply of Inventory | 7.1 | **4.8** | - 32.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 94 | **114** | + 21.3% | 112 | **117** | + 4.5% |
| Percent of Original List Price Received* | 93.4% | **94.6%** | + 1.3% | 93.3% | **93.5%** | + 0.2% |
| New Listings | 43 | **54** | + 25.6% | 296 | **310** | + 4.7% |

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

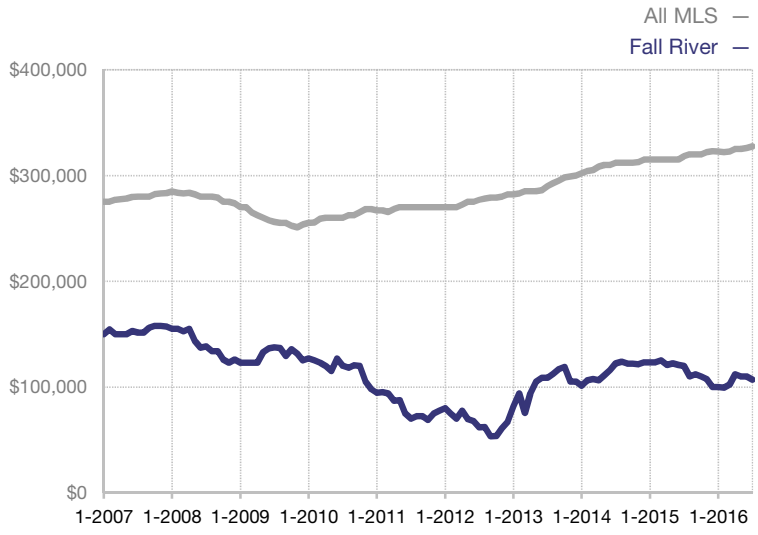
| Condominium Properties | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2015** | **2016** | **+ / –** | **2015** | **2016** | **+ / –** |
| Pending Sales | 5 | **7** | + 40.0% | 44 | **66** | + 50.0% |
| Closed Sales | 7 | **13** | + 85.7% | 39 | **56** | + 43.6% |
| Median Sales Price* | $140,000 | **$101,000** | - 27.9% | $91,000 | **$106,000** | + 16.5% |
| Inventory of Homes for Sale | 68 | **45** | - 33.8% | -- | -- | -- |
| Months Supply of Inventory | 9.8 | **6.0** | - 38.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 96 | **79** | - 17.7% | 139 | **147** | + 5.8% |
| Percent of Original List Price Received* | 87.1% | **95.7%** | + 9.9% | 86.8% | **90.6%** | + 4.4% |
| New Listings | 21 | **16** | - 23.8% | 102 | **91** | - 10.8% |

* 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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