

# Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	32	56	+ 75.0%	219	280	+ 27.9%
Closed Sales	33	31	- 6.1%	204	231	+ 13.2%
Median Sales Price*	\$210,000	\$199,000	- 5.2%	\$215,000	\$215,000	0.0%
Inventory of Homes for Sale	177	138	- 22.0%	--	--	--
Months Supply of Inventory	7.1	4.8	- 32.4%	--	--	--
Cumulative Days on Market Until Sale	72	68	- 5.6%	105	110	+ 4.8%
Percent of Original List Price Received*	93.8%	96.7%	+ 3.1%	93.4%	93.9%	+ 0.5%
New Listings	58	54	- 6.9%	354	363	+ 2.5%

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

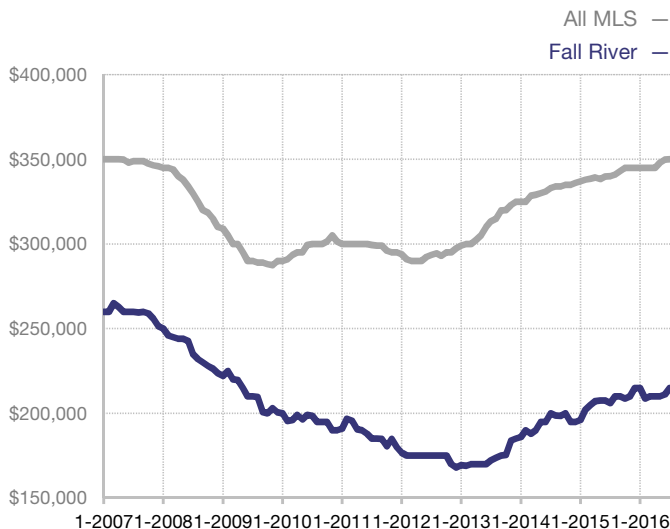
### Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	10	+ 233.3%	47	75	+ 59.6%
Closed Sales	6	14	+ 133.3%	45	70	+ 55.6%
Median Sales Price*	\$105,000	\$120,250	+ 14.5%	\$91,000	\$108,500	+ 19.2%
Inventory of Homes for Sale	76	45	- 40.8%	--	--	--
Months Supply of Inventory	11.8	5.5	- 53.4%	--	--	--
Cumulative Days on Market Until Sale	123	101	- 17.9%	137	138	+ 0.7%
Percent of Original List Price Received*	92.2%	91.7%	- 0.5%	87.6%	90.9%	+ 3.8%
New Listings	16	17	+ 6.3%	118	108	- 8.5%

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

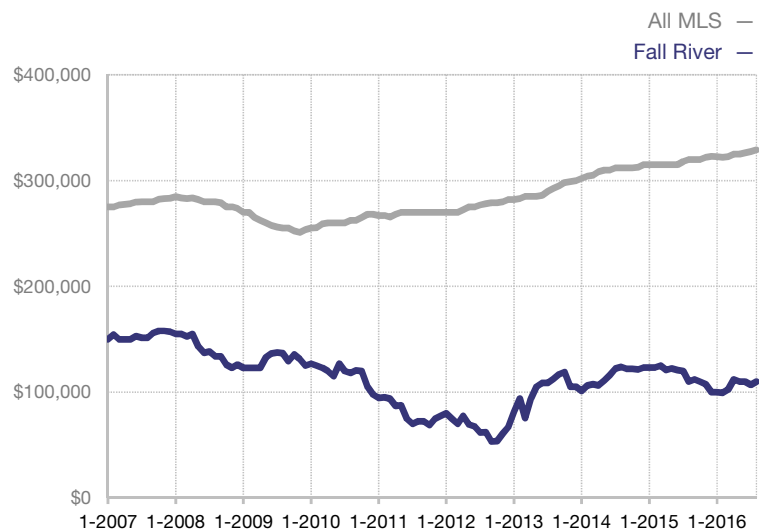
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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