

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	31	31	0.0%	285	319	+ 11.9%
Closed Sales	46	45	- 2.2%	268	293	+ 9.3%
Median Sales Price*	\$237,450	\$242,000	+ 1.9%	\$235,000	\$244,000	+ 3.8%
Inventory of Homes for Sale	149	118	- 20.8%	--	--	--
Months Supply of Inventory	5.0	3.4	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	65	64	- 1.5%	78	64	- 17.9%
Percent of Original List Price Received*	97.5%	95.5%	- 2.1%	96.6%	96.7%	+ 0.1%
New Listings	60	58	- 3.3%	410	436	+ 6.3%

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

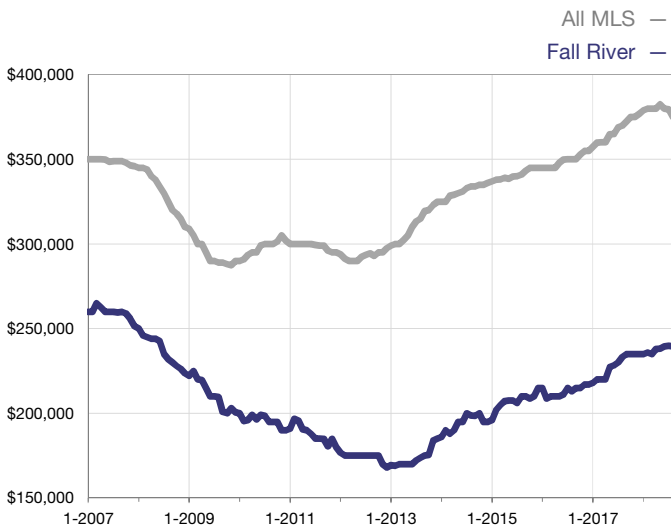
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	7	10	+ 42.9%	82	79	- 3.7%
Closed Sales	10	13	+ 30.0%	75	72	- 4.0%
Median Sales Price*	\$114,900	\$151,000	+ 31.4%	\$153,750	\$165,500	+ 7.6%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	4.4	2.5	- 43.2%	--	--	--
Cumulative Days on Market Until Sale	153	43	- 71.9%	122	64	- 47.5%
Percent of Original List Price Received*	90.4%	94.0%	+ 4.0%	93.0%	95.3%	+ 2.5%
New Listings	15	11	- 26.7%	101	109	+ 7.9%

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

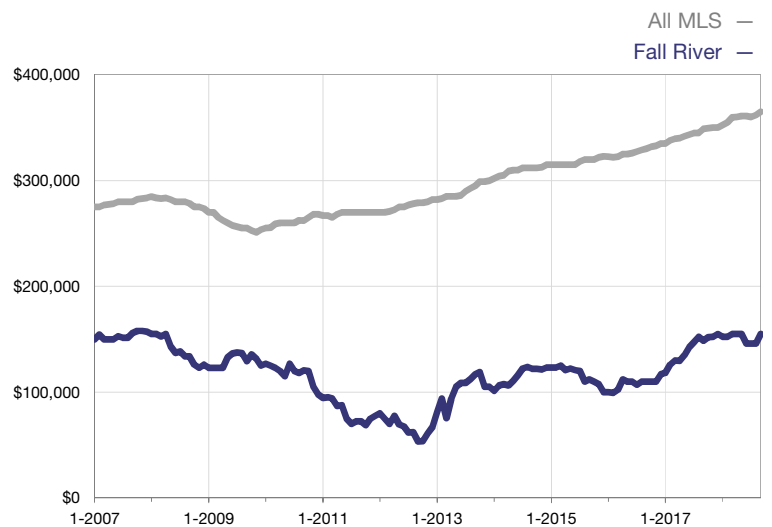
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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