

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	44	<b>54</b>	+ 22.7%	209	<b>250</b>	+ 19.6%
Closed Sales	35	<b>39</b>	+ 11.4%	194	<b>198</b>	+ 2.1%
Median Sales Price*	\$242,500	<b>\$305,000</b>	+ 25.8%	\$257,000	<b>\$285,000</b>	+ 10.9%
Inventory of Homes for Sale	130	<b>41</b>	- 68.5%	--	--	--
Months Supply of Inventory	4.2	<b>1.3</b>	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	52	<b>45</b>	- 13.5%	78	<b>62</b>	- 20.5%
Percent of Original List Price Received*	98.2%	<b>99.8%</b>	+ 1.6%	95.4%	<b>98.4%</b>	+ 3.1%
New Listings	45	<b>46</b>	+ 2.2%	306	<b>268</b>	- 12.4%

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

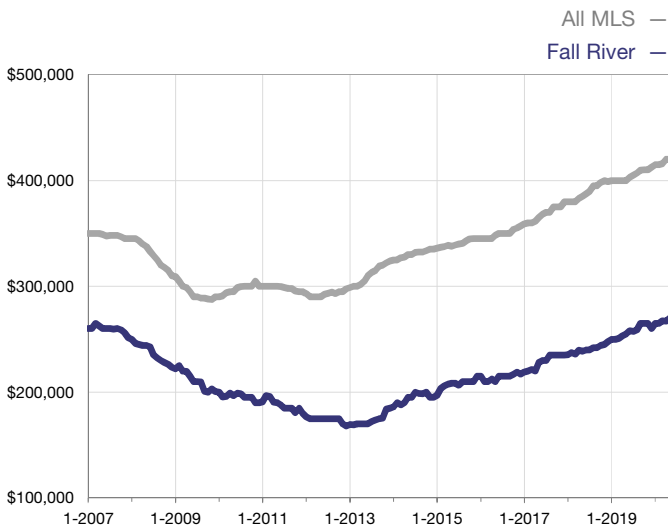
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	<b>15</b>	+ 50.0%	56	<b>61</b>	+ 8.9%
Closed Sales	14	<b>8</b>	- 42.9%	50	<b>49</b>	- 2.0%
Median Sales Price*	\$155,500	<b>\$212,000</b>	+ 36.3%	\$149,950	<b>\$160,000</b>	+ 6.7%
Inventory of Homes for Sale	24	<b>19</b>	- 20.8%	--	--	--
Months Supply of Inventory	3.1	<b>2.3</b>	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	49	<b>63</b>	+ 28.6%	60	<b>36</b>	- 40.0%
Percent of Original List Price Received*	96.8%	<b>98.4%</b>	+ 1.7%	95.2%	<b>96.4%</b>	+ 1.3%
New Listings	14	<b>17</b>	+ 21.4%	75	<b>89</b>	+ 18.7%

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

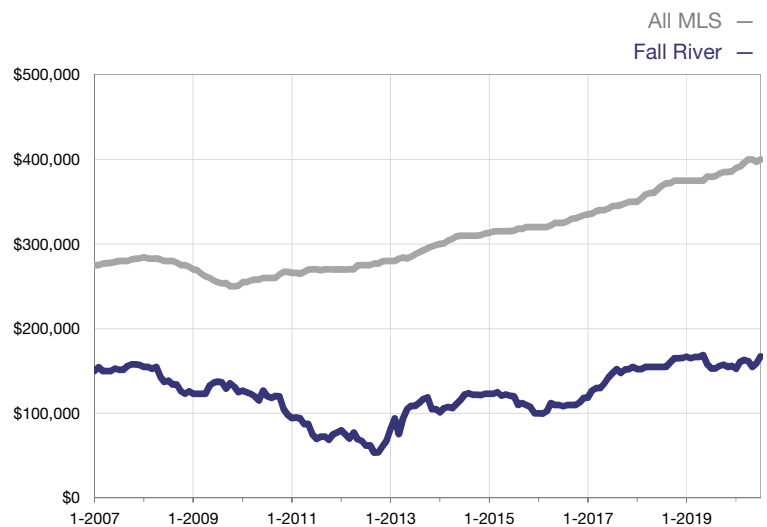
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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