

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	50	+ 8.7%	242	241	- 0.4%
Closed Sales	40	35	- 12.5%	202	208	+ 3.0%
Median Sales Price*	\$307,500	\$357,000	+ 16.1%	\$285,500	\$340,000	+ 19.1%
Inventory of Homes for Sale	60	25	- 58.3%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	62	28	- 54.8%	67	35	- 47.8%
Percent of Original List Price Received*	99.8%	104.9%	+ 5.1%	98.5%	102.6%	+ 4.2%
New Listings	45	51	+ 13.3%	266	256	- 3.8%

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

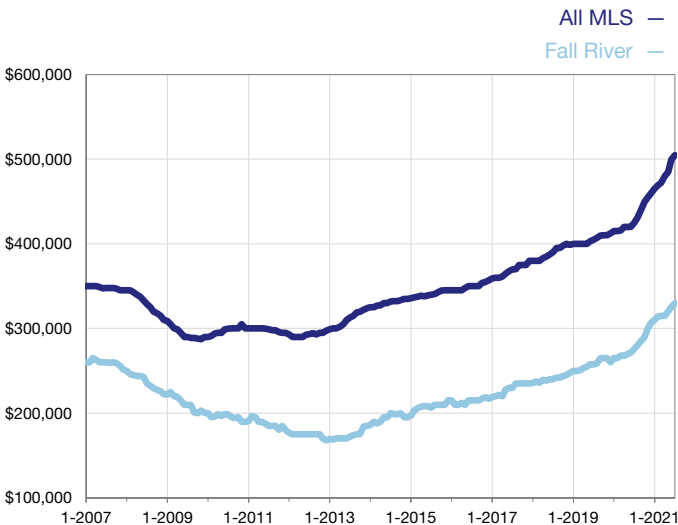
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	14	0.0%	58	76	+ 31.0%
Closed Sales	8	12	+ 50.0%	50	72	+ 44.0%
Median Sales Price*	\$212,000	\$268,000	+ 26.4%	\$165,050	\$219,450	+ 33.0%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	63	39	- 38.1%	37	32	- 13.5%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	96.5%	99.2%	+ 2.8%
New Listings	17	22	+ 29.4%	89	89	0.0%

* 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

