

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 33 | 25 | - 24.2% | 390 | 314 | - 19.5% |
| Closed Sales | 43 | 23 | - 46.5% | 387 | 319 | - 17.6% |
| Median Sales Price* | \$351,500 | \$386,000 | + 9.8% | \$355,000 | \$385,500 | + 8.6% |
| Inventory of Homes for Sale | 39 | 41 | + 5.1% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 1.6 | + 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 41 | + 46.4% | 31 | 39 | + 25.8% |
| Percent of Original List Price Received* | 99.2% | 96.5% | - 2.7% | 102.2% | 98.5% | - 3.6% |
| New Listings | 17 | 12 | - 29.4% | 435 | 389 | - 10.6% |

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

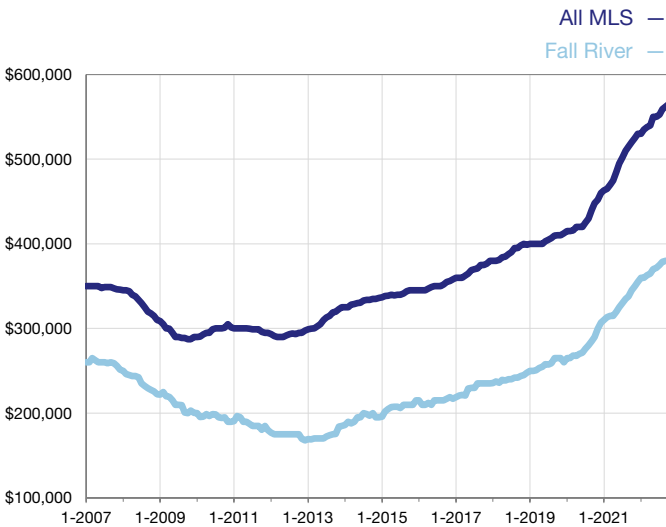
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 15 | 6 | - 60.0% | 128 | 90 | - 29.7% |
| Closed Sales | 13 | 11 | - 15.4% | 130 | 99 | - 23.8% |
| Median Sales Price* | \$245,000 | \$192,000 | - 21.6% | \$220,500 | \$219,900 | - 0.3% |
| Inventory of Homes for Sale | 20 | 12 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.6 | - 15.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 70 | + 233.3% | 31 | 49 | + 58.1% |
| Percent of Original List Price Received* | 99.5% | 95.6% | - 3.9% | 99.6% | 99.0% | - 0.6% |
| New Listings | 12 | 4 | - 66.7% | 148 | 107 | - 27.7% |

* 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

