

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	23	- 4.2%	24	23	- 4.2%
Closed Sales	26	19	- 26.9%	26	19	- 26.9%
Median Sales Price*	\$373,000	\$380,000	+ 1.9%	\$373,000	\$380,000	+ 1.9%
Inventory of Homes for Sale	37	37	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	39	45	+ 15.4%	39	45	+ 15.4%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	97.7%	95.6%	- 2.1%
New Listings	27	25	- 7.4%	27	25	- 7.4%

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

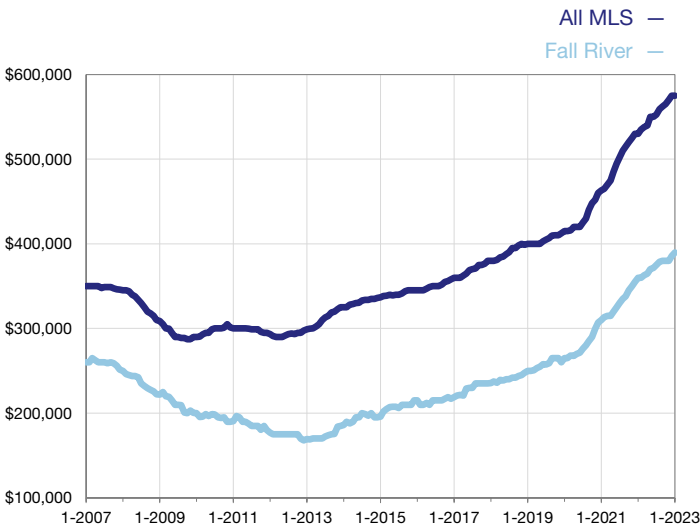
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$163,900	\$204,000	+ 24.5%	\$163,900	\$204,000	+ 24.5%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	11	51	+ 363.6%	11	51	+ 363.6%
Percent of Original List Price Received*	100.9%	99.2%	- 1.7%	100.9%	99.2%	- 1.7%
New Listings	1	11	+ 1,000.0%	1	11	+ 1,000.0%

* 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

