

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	38	45	+ 18.4%	231	215	- 6.9%
Closed Sales	32	34	+ 6.3%	206	190	- 7.8%
Median Sales Price*	\$265,000	\$240,000	- 9.4%	\$242,000	\$255,000	+ 5.4%
Inventory of Homes for Sale	128	104	- 18.8%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	47	45	- 4.3%	67	70	+ 4.5%
Percent of Original List Price Received*	100.7%	98.2%	- 2.5%	96.4%	95.4%	- 1.0%
New Listings	55	45	- 18.2%	318	300	- 5.7%

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

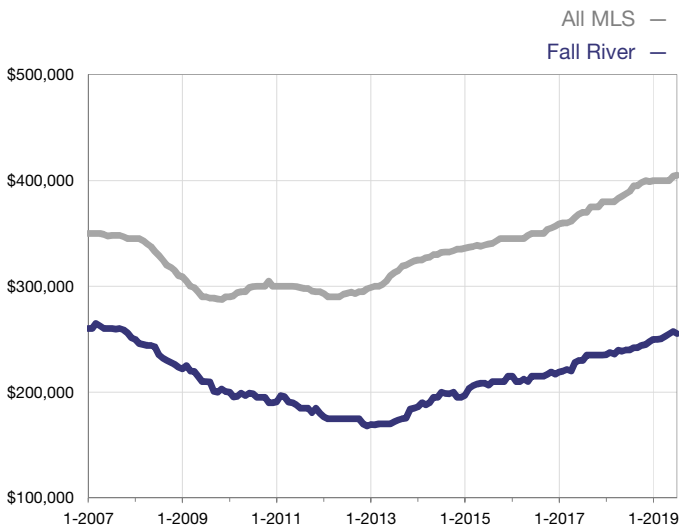
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	11	- 15.4%	59	57	- 3.4%
Closed Sales	6	13	+ 116.7%	50	49	- 2.0%
Median Sales Price*	\$214,450	\$156,000	- 27.3%	\$165,500	\$150,000	- 9.4%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	84	50	- 40.5%	68	60	- 11.8%
Percent of Original List Price Received*	94.9%	96.5%	+ 1.7%	95.5%	95.2%	- 0.3%
New Listings	17	14	- 17.6%	84	75	- 10.7%

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

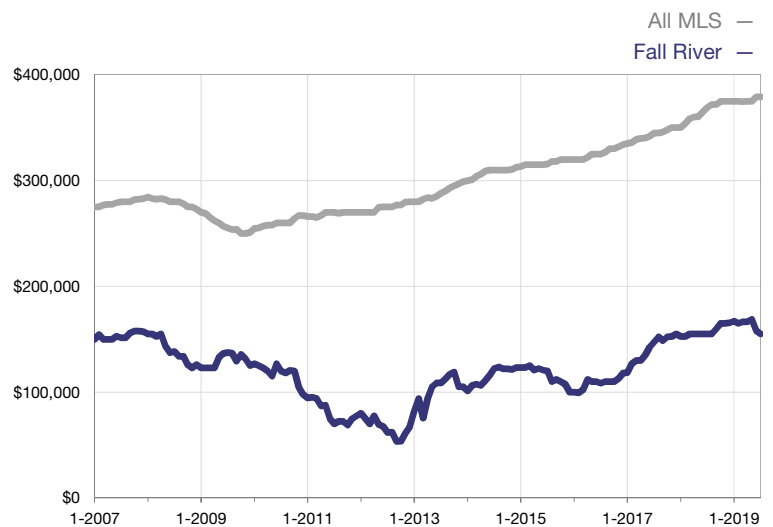
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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