

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	36	+ 50.0%	109	125	+ 14.7%
Closed Sales	20	23	+ 15.0%	106	99	- 6.6%
Median Sales Price*	\$282,500	\$335,000	+ 18.6%	\$280,000	\$323,900	+ 15.7%
Inventory of Homes for Sale	80	26	- 67.5%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	47	25	- 46.8%	60	34	- 43.3%
Percent of Original List Price Received*	97.5%	103.9%	+ 6.6%	98.0%	103.0%	+ 5.1%
New Listings	26	39	+ 50.0%	136	130	- 4.4%

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

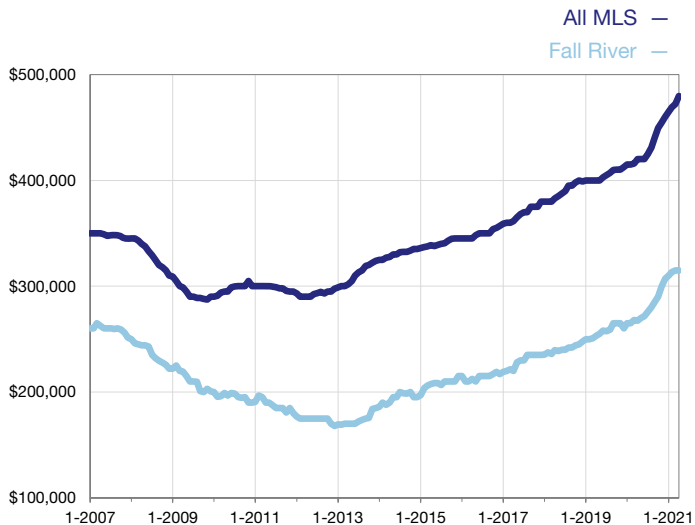
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	17	+ 240.0%	23	40	+ 73.9%
Closed Sales	2	6	+ 200.0%	28	36	+ 28.6%
Median Sales Price*	\$170,000	\$232,950	+ 37.0%	\$172,550	\$219,500	+ 27.2%
Inventory of Homes for Sale	31	9	- 71.0%	--	--	--
Months Supply of Inventory	3.4	0.9	- 73.5%	--	--	--
Cumulative Days on Market Until Sale	45	16	- 64.4%	26	38	+ 46.2%
Percent of Original List Price Received*	95.0%	103.4%	+ 8.8%	96.8%	96.7%	- 0.1%
New Listings	7	14	+ 100.0%	49	36	- 26.5%

* 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

