

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	39	+ 14.7%	143	160	+ 11.9%
Closed Sales	22	32	+ 45.5%	128	132	+ 3.1%
Median Sales Price*	\$261,500	\$361,250	+ 38.1%	\$278,000	\$330,000	+ 18.7%
Inventory of Homes for Sale	70	22	- 68.6%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	58	45	- 22.4%	60	37	- 38.3%
Percent of Original List Price Received*	99.6%	100.4%	+ 0.8%	98.3%	102.4%	+ 4.2%
New Listings	30	32	+ 6.7%	166	161	- 3.0%

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

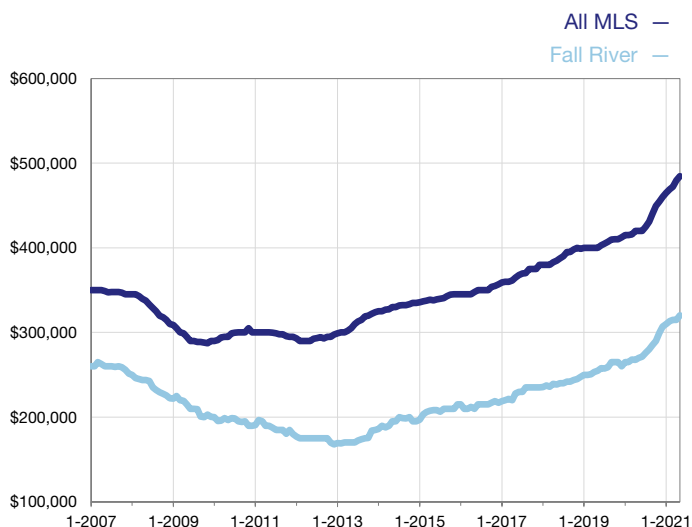
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	16	+ 60.0%	33	54	+ 63.6%
Closed Sales	9	12	+ 33.3%	37	48	+ 29.7%
Median Sales Price*	\$123,100	\$221,450	+ 79.9%	\$150,000	\$219,950	+ 46.6%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	44	21	- 52.3%	30	34	+ 13.3%
Percent of Original List Price Received*	93.9%	100.9%	+ 7.5%	96.1%	97.8%	+ 1.8%
New Listings	9	19	+ 111.1%	58	55	- 5.2%

* 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

