

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	38	29	- 23.7%	357	296	- 17.1%
Closed Sales	36	29	- 19.4%	344	295	- 14.2%
Median Sales Price*	\$395,300	\$389,500	- 1.5%	\$355,000	\$385,500	+ 8.6%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	31	39	+ 25.8%
Percent of Original List Price Received*	101.1%	96.2%	- 4.8%	102.6%	98.6%	- 3.9%
New Listings	37	37	0.0%	418	377	- 9.8%

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

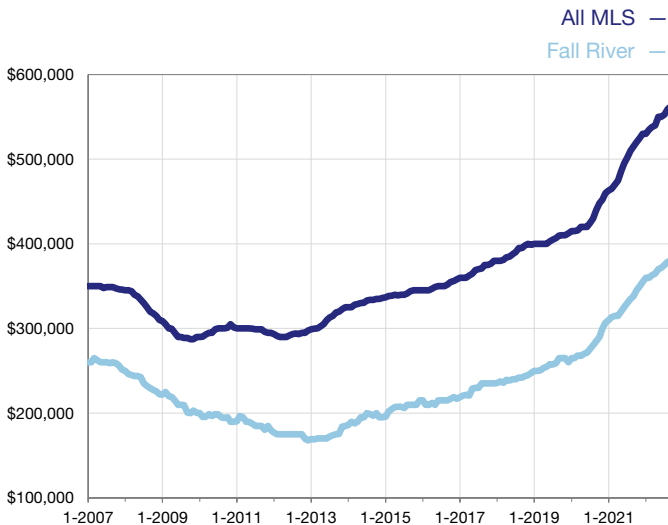
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	10	- 16.7%	113	85	- 24.8%
Closed Sales	9	7	- 22.2%	117	87	- 25.6%
Median Sales Price*	\$278,000	\$310,500	+ 11.7%	\$220,000	\$225,000	+ 2.3%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.0%	33	46	+ 39.4%
Percent of Original List Price Received*	99.3%	100.3%	+ 1.0%	99.6%	99.5%	- 0.1%
New Listings	15	9	- 40.0%	136	103	- 24.3%

* 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

