

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	19	- 13.6%	46	40	- 13.0%
Closed Sales	28	23	- 17.9%	54	42	- 22.2%
Median Sales Price*	\$360,000	\$375,000	+ 4.2%	\$366,450	\$375,500	+ 2.5%
Inventory of Homes for Sale	30	36	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	41	57	+ 39.0%	40	51	+ 27.5%
Percent of Original List Price Received*	101.5%	96.3%	- 5.1%	99.7%	96.0%	- 3.7%
New Listings	18	18	0.0%	45	43	- 4.4%

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

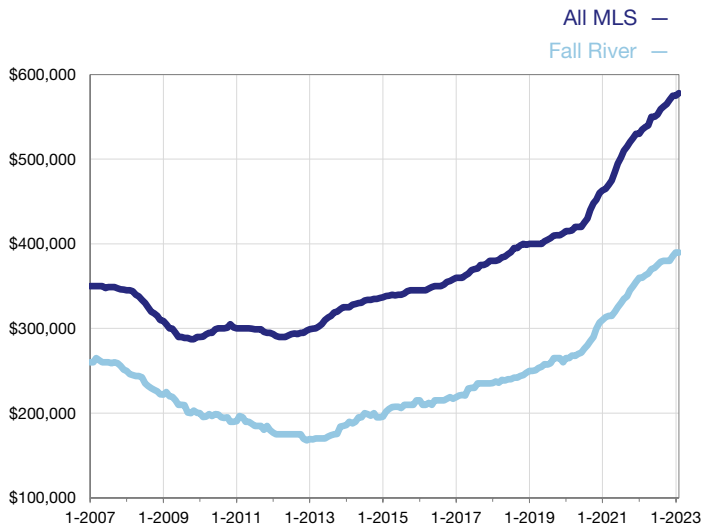
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	14	18	+ 28.6%
Closed Sales	8	4	- 50.0%	17	12	- 29.4%
Median Sales Price*	\$129,000	\$263,750	+ 104.5%	\$149,900	\$235,000	+ 56.8%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	96	35	- 63.5%	51	46	- 9.8%
Percent of Original List Price Received*	93.9%	92.3%	- 1.7%	97.6%	96.9%	- 0.7%
New Listings	7	6	- 14.3%	8	17	+ 112.5%

* 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

