

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	25	- 3.8%	72	63	- 12.5%
Closed Sales	22	16	- 27.3%	76	60	- 21.1%
Median Sales Price*	\$379,950	\$400,000	+ 5.3%	\$373,000	\$380,000	+ 1.9%
Inventory of Homes for Sale	34	42	+ 23.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	61	35	- 42.6%	46	52	+ 13.0%
Percent of Original List Price Received*	97.8%	100.2%	+ 2.5%	99.1%	96.8%	- 2.3%
New Listings	33	36	+ 9.1%	78	79	+ 1.3%

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

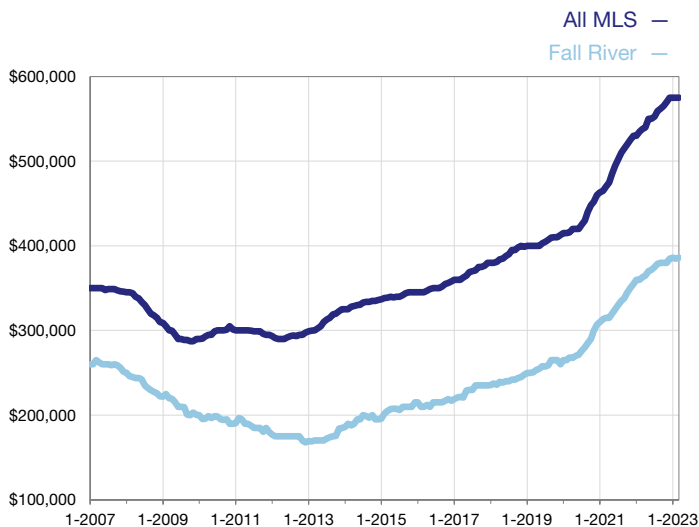
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	26	26	0.0%
Closed Sales	7	7	0.0%	24	19	- 20.8%
Median Sales Price*	\$162,250	\$206,000	+ 27.0%	\$156,075	\$215,000	+ 37.8%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	54	48	- 11.1%	52	47	- 9.6%
Percent of Original List Price Received*	94.5%	98.9%	+ 4.7%	96.7%	97.6%	+ 0.9%
New Listings	21	9	- 57.1%	29	26	- 10.3%

* 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

