

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	26	+ 8.3%	96	85	- 11.5%
Closed Sales	26	18	- 30.8%	102	79	- 22.5%
Median Sales Price*	\$362,000	\$416,500	+ 15.1%	\$369,500	\$381,000	+ 3.1%
Inventory of Homes for Sale	50	35	- 30.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	43	49	+ 14.0%
Percent of Original List Price Received*	100.7%	99.7%	- 1.0%	99.5%	97.5%	- 2.0%
New Listings	42	17	- 59.5%	120	96	- 20.0%

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

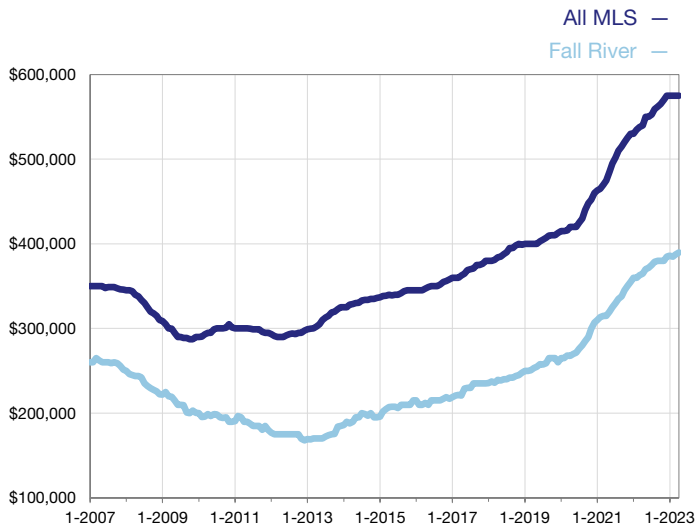
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	36	32	- 11.1%
Closed Sales	10	4	- 60.0%	34	23	- 32.4%
Median Sales Price*	\$236,250	\$259,000	+ 9.6%	\$189,850	\$215,000	+ 13.2%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	52	27	- 48.1%	52	43	- 17.3%
Percent of Original List Price Received*	100.9%	100.9%	0.0%	97.9%	98.2%	+ 0.3%
New Listings	13	8	- 38.5%	42	34	- 19.0%

* 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

