

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	33	+ 37.5%	120	115	- 4.2%
Closed Sales	25	19	- 24.0%	127	99	- 22.0%
Median Sales Price*	\$442,000	\$410,000	- 7.2%	\$380,000	\$390,000	+ 2.6%
Inventory of Homes for Sale	58	33	- 43.1%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	26	52	+ 100.0%	40	49	+ 22.5%
Percent of Original List Price Received*	102.4%	101.0%	- 1.4%	100.1%	98.2%	- 1.9%
New Listings	35	33	- 5.7%	153	128	- 16.3%

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

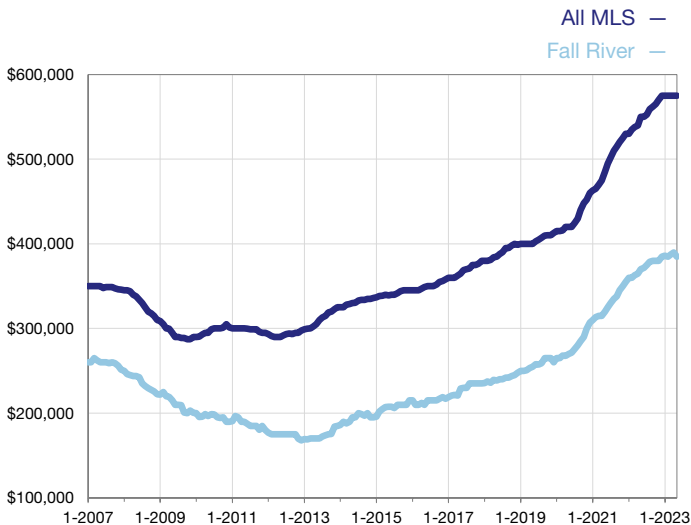
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	42	42	0.0%
Closed Sales	13	8	- 38.5%	45	32	- 28.9%
Median Sales Price*	\$250,000	\$227,500	- 9.0%	\$210,000	\$230,000	+ 9.5%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	19	83	+ 336.8%	44	52	+ 18.2%
Percent of Original List Price Received*	101.6%	94.6%	- 6.9%	98.7%	97.4%	- 1.3%
New Listings	6	8	+ 33.3%	42	42	0.0%

* 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

