

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	29	- 6.5%	151	136	- 9.9%
Closed Sales	29	22	- 24.1%	156	123	- 21.2%
Median Sales Price*	\$400,000	\$407,500	+ 1.9%	\$388,000	\$395,000	+ 1.8%
Inventory of Homes for Sale	68	36	- 47.1%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	37	46	+ 24.3%
Percent of Original List Price Received*	102.1%	101.8%	- 0.3%	100.5%	99.0%	- 1.5%
New Listings	45	32	- 28.9%	198	159	- 19.7%

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

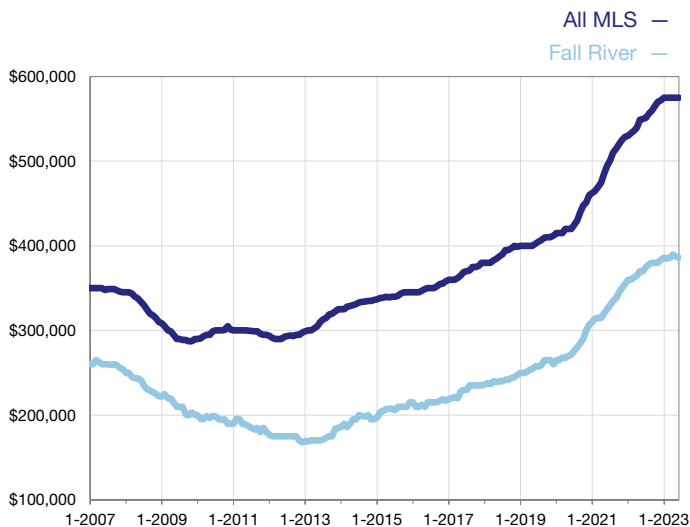
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	47	47	0.0%
Closed Sales	9	9	0.0%	54	41	- 24.1%
Median Sales Price*	\$225,000	\$280,000	+ 24.4%	\$211,250	\$245,000	+ 16.0%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	106	24	- 77.4%	55	46	- 16.4%
Percent of Original List Price Received*	99.6%	99.1%	- 0.5%	98.8%	97.7%	- 1.1%
New Listings	7	12	+ 71.4%	49	54	+ 10.2%

* 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

