

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	29	+ 45.0%	171	161	- 5.8%
Closed Sales	25	20	- 20.0%	181	144	- 20.4%
Median Sales Price*	\$400,000	\$389,250	- 2.7%	\$390,000	\$390,000	0.0%
Inventory of Homes for Sale	81	29	- 64.2%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	52	40	- 23.1%	39	45	+ 15.4%
Percent of Original List Price Received*	97.7%	102.5%	+ 4.9%	100.1%	99.5%	- 0.6%
New Listings	36	24	- 33.3%	234	182	- 22.2%

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

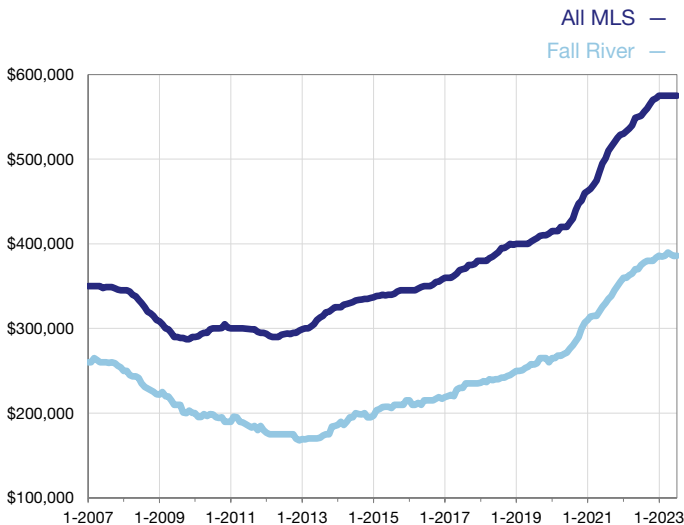
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	52	53	+ 1.9%
Closed Sales	7	4	- 42.9%	61	45	- 26.2%
Median Sales Price*	\$219,900	\$337,500	+ 53.5%	\$212,500	\$255,000	+ 20.0%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	52	44	- 15.4%
Percent of Original List Price Received*	96.9%	102.9%	+ 6.2%	98.6%	98.2%	- 0.4%
New Listings	10	9	- 10.0%	59	63	+ 6.8%

* 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

