

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	33	- 5.7%	206	183	- 11.2%
Closed Sales	25	29	+ 16.0%	206	173	- 16.0%
Median Sales Price*	\$375,000	\$410,000	+ 9.3%	\$388,000	\$393,000	+ 1.3%
Inventory of Homes for Sale	74	40	- 45.9%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	38	42	+ 10.5%
Percent of Original List Price Received*	98.2%	102.6%	+ 4.5%	99.9%	100.0%	+ 0.1%
New Listings	37	36	- 2.7%	271	217	- 19.9%

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

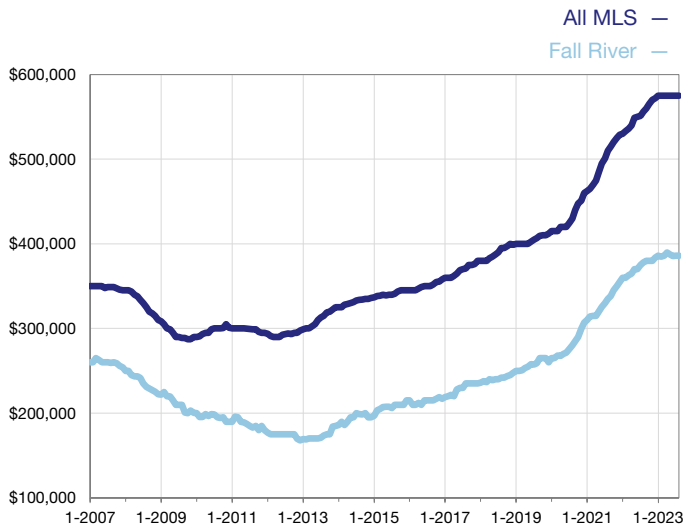
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	62	61	- 1.6%
Closed Sales	7	6	- 14.3%	68	51	- 25.0%
Median Sales Price*	\$218,000	\$275,000	+ 26.1%	\$212,500	\$255,000	+ 20.0%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	24	10	- 58.3%	49	40	- 18.4%
Percent of Original List Price Received*	101.1%	105.4%	+ 4.3%	98.9%	99.0%	+ 0.1%
New Listings	10	10	0.0%	69	72	+ 4.3%

* 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

