

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	24	- 17.2%	235	201	- 14.5%
Closed Sales	33	26	- 21.2%	239	200	- 16.3%
Median Sales Price*	\$385,000	\$394,000	+ 2.3%	\$386,000	\$391,500	+ 1.4%
Inventory of Homes for Sale	70	52	- 25.7%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	39	40	+ 2.6%
Percent of Original List Price Received*	95.7%	99.7%	+ 4.2%	99.3%	100.1%	+ 0.8%
New Listings	29	38	+ 31.0%	300	254	- 15.3%

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

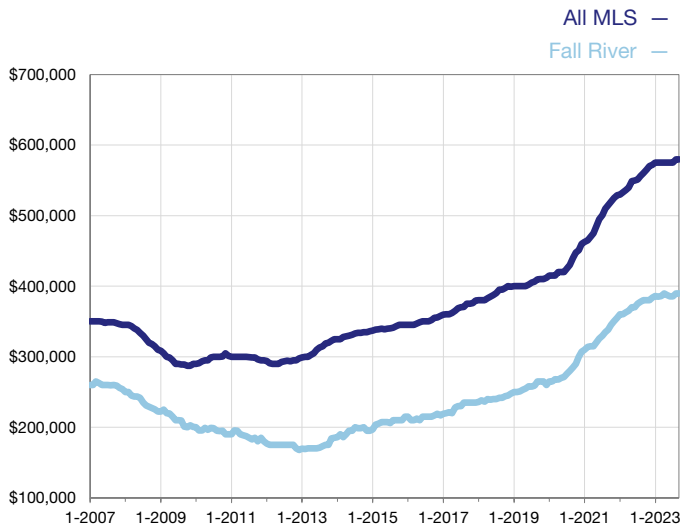
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	66	68	+ 3.0%
Closed Sales	9	8	- 11.1%	77	59	- 23.4%
Median Sales Price*	\$255,000	\$272,500	+ 6.9%	\$219,900	\$255,000	+ 16.0%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	47	37	- 21.3%
Percent of Original List Price Received*	101.0%	102.1%	+ 1.1%	99.1%	99.5%	+ 0.4%
New Listings	10	9	- 10.0%	79	81	+ 2.5%

* 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

