

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	30	0.0%	265	229	- 13.6%
Closed Sales	26	15	- 42.3%	265	215	- 18.9%
Median Sales Price*	\$375,000	\$465,000	+ 24.0%	\$381,000	\$395,000	+ 3.7%
Inventory of Homes for Sale	64	52	- 18.8%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	16	- 59.0%	39	38	- 2.6%
Percent of Original List Price Received*	94.9%	104.3%	+ 9.9%	98.9%	100.4%	+ 1.5%
New Listings	30	31	+ 3.3%	330	285	- 13.6%

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

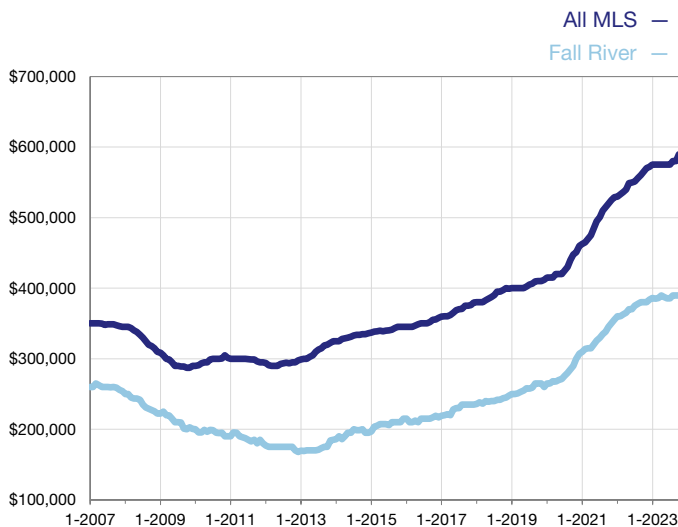
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	73	75	+ 2.7%
Closed Sales	3	9	+ 200.0%	80	68	- 15.0%
Median Sales Price*	\$250,000	\$280,000	+ 12.0%	\$222,450	\$264,350	+ 18.8%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	62	58	- 6.5%	48	40	- 16.7%
Percent of Original List Price Received*	100.3%	100.3%	0.0%	99.2%	99.6%	+ 0.4%
New Listings	8	6	- 25.0%	87	86	- 1.1%

\* 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

