

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	26	+ 30.0%	285	247	- 13.3%
Closed Sales	30	24	- 20.0%	295	239	- 19.0%
Median Sales Price*	\$389,000	\$387,450	- 0.4%	\$383,000	\$393,000	+ 2.6%
Inventory of Homes for Sale	75	43	- 42.7%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	39	38	- 2.6%
Percent of Original List Price Received*	96.1%	99.3%	+ 3.3%	98.6%	100.3%	+ 1.7%
New Listings	35	21	- 40.0%	365	305	- 16.4%

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

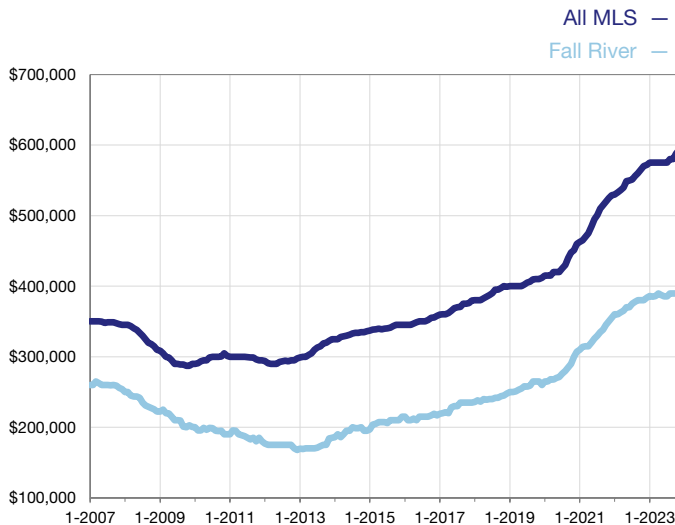
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	82	79	- 3.7%
Closed Sales	7	6	- 14.3%	87	75	- 13.8%
Median Sales Price*	\$310,500	\$292,500	- 5.8%	\$225,000	\$270,000	+ 20.0%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	52	30	- 42.3%	48	40	- 16.7%
Percent of Original List Price Received*	100.3%	97.8%	- 2.5%	99.3%	99.4%	+ 0.1%
New Listings	9	13	+ 44.4%	96	99	+ 3.1%

* 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

