

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	16	- 27.3%	307	260	- 15.3%
Closed Sales	24	19	- 20.8%	319	260	- 18.5%
Median Sales Price*	\$384,250	\$435,000	+ 13.2%	\$383,750	\$399,000	+ 4.0%
Inventory of Homes for Sale	57	44	- 22.8%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	47	36	- 23.4%	40	37	- 7.5%
Percent of Original List Price Received*	96.3%	97.7%	+ 1.5%	98.4%	100.0%	+ 1.6%
New Listings	11	21	+ 90.9%	377	325	- 13.8%

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

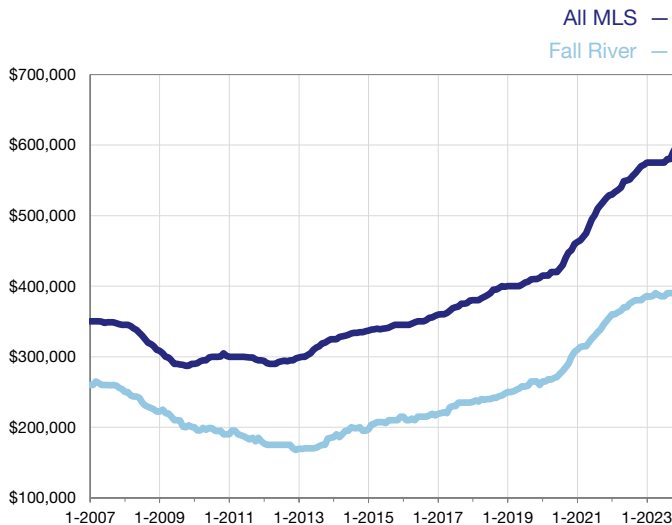
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	88	82	- 6.8%
Closed Sales	11	4	- 63.6%	98	80	- 18.4%
Median Sales Price*	\$192,000	\$240,000	+ 25.0%	\$222,450	\$254,000	+ 14.2%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--
Cumulative Days on Market Until Sale	70	25	- 64.3%	50	39	- 22.0%
Percent of Original List Price Received*	95.6%	96.7%	+ 1.2%	98.8%	99.1%	+ 0.3%
New Listings	4	7	+ 75.0%	100	107	+ 7.0%

* 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

