

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

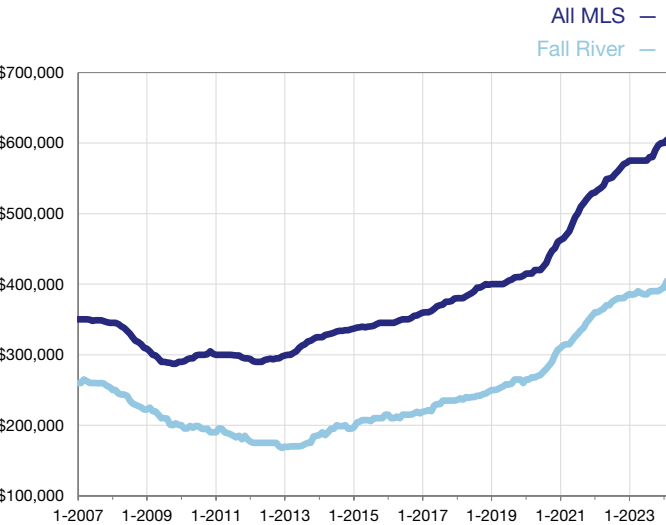
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				17	27	+ 58.8%	36	46	+ 27.8%
Closed Sales				25	15	- 40.0%	44	31	- 29.5%
Median Sales Price*				\$375,000	\$405,000	+ 8.0%	\$375,500	\$380,000	+ 1.2%
Inventory of Homes for Sale				51	27	- 47.1%	--	--	--
Months Supply of Inventory				2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale				68	43	- 36.8%	58	53	- 8.6%
Percent of Original List Price Received*				95.5%	96.0%	+ 0.5%	95.6%	97.7%	+ 2.2%
New Listings				18	14	- 22.2%	43	37	- 14.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	10	+ 25.0%	15	18	+ 20.0%
Closed Sales				4	7	+ 75.0%	12	12	0.0%
Median Sales Price*				\$263,750	\$249,000	- 5.6%	\$235,000	\$239,500	+ 1.9%
Inventory of Homes for Sale				18	23	+ 27.8%	--	--	--
Months Supply of Inventory				2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale				35	26	- 25.7%	46	40	- 13.0%
Percent of Original List Price Received*				92.3%	98.4%	+ 6.6%	96.9%	97.2%	+ 0.3%
New Listings				6	6	0.0%	17	20	+ 17.6%

* 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

