

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

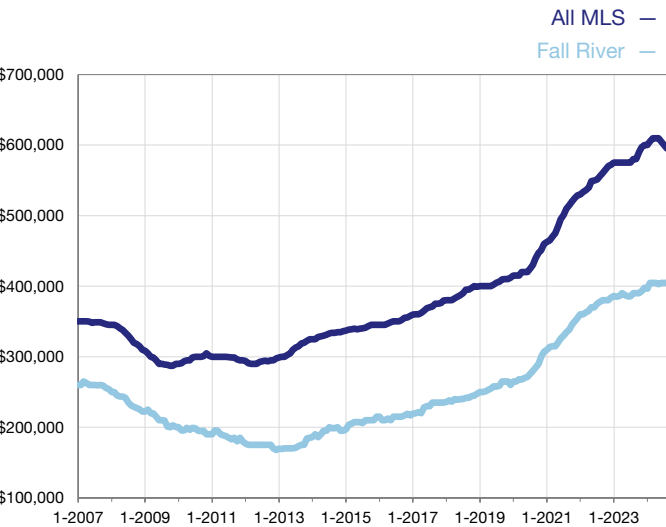
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	35	+ 25.0%	175	177	+ 1.1%
Closed Sales	30	29	- 3.3%	177	156	- 11.9%
Median Sales Price*	\$410,000	\$475,000	+ 15.9%	\$395,000	\$430,000	+ 8.9%
Inventory of Homes for Sale	52	42	- 19.2%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	43	47	+ 9.3%
Percent of Original List Price Received*	102.3%	99.6%	- 2.6%	100.1%	99.6%	- 0.5%
New Listings	35	31	- 11.4%	215	203	- 5.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	56	59	+ 5.4%
Closed Sales	6	2	- 66.7%	51	50	- 2.0%
Median Sales Price*	\$275,000	\$337,500	+ 22.7%	\$255,000	\$267,500	+ 4.9%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--
Cumulative Days on Market Until Sale	10	27	+ 170.0%	40	38	- 5.0%
Percent of Original List Price Received*	105.4%	95.7%	- 9.2%	99.0%	97.1%	- 1.9%
New Listings	10	14	+ 40.0%	72	86	+ 19.4%

* 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

