

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

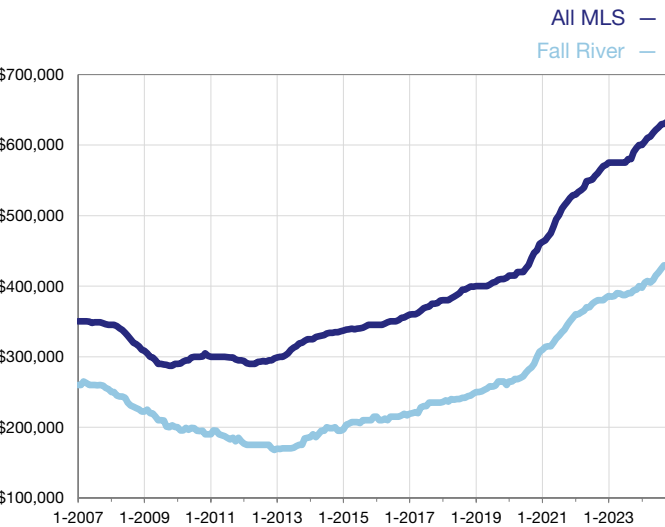
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	24	+ 9.1%	218	222	+ 1.8%
Closed Sales	16	24	+ 50.0%	219	205	- 6.4%
Median Sales Price*	\$465,000	\$417,500	- 10.2%	\$398,000	\$430,000	+ 8.0%
Inventory of Homes for Sale	72	52	- 27.8%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	31	48	+ 54.8%	40	46	+ 15.0%
Percent of Original List Price Received*	104.3%	96.9%	- 7.1%	100.3%	99.1%	- 1.2%
New Listings	30	37	+ 23.3%	283	268	- 5.3%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	71	72	+ 1.4%
Closed Sales	10	9	- 10.0%	69	65	- 5.8%
Median Sales Price*	\$269,350	\$295,000	+ 9.5%	\$258,700	\$270,000	+ 4.4%
Inventory of Homes for Sale	18	30	+ 66.7%	--	--	--
Months Supply of Inventory	2.5	4.4	+ 76.0%	--	--	--
Cumulative Days on Market Until Sale	57	34	- 40.4%	40	36	- 10.0%
Percent of Original List Price Received*	100.3%	99.6%	- 0.7%	99.6%	97.5%	- 2.1%
New Listings	6	12	+ 100.0%	87	111	+ 27.6%

* 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

