

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

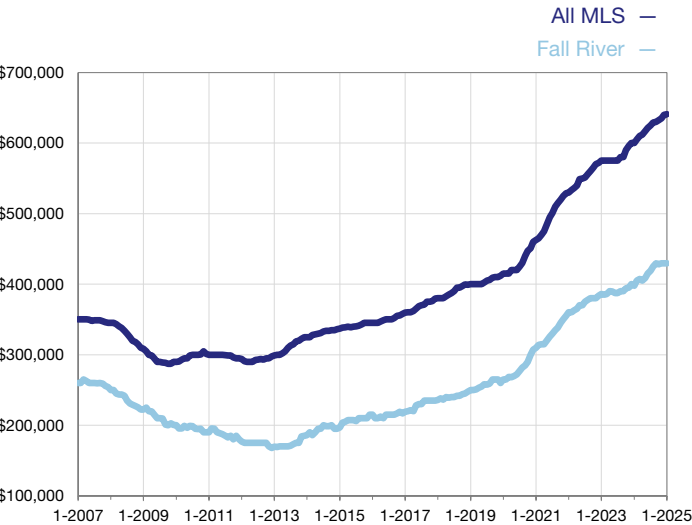
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	28	+ 55.6%	18	28	+ 55.6%
Closed Sales	16	22	+ 37.5%	16	22	+ 37.5%
Median Sales Price*	\$370,000	\$399,000	+ 7.8%	\$370,000	\$399,000	+ 7.8%
Inventory of Homes for Sale	61	42	- 31.1%	--	--	--
Months Supply of Inventory	2.9	1.8	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	63	39	- 38.1%	63	39	- 38.1%
Percent of Original List Price Received*	99.2%	99.2%	0.0%	99.2%	99.2%	0.0%
New Listings	23	31	+ 34.8%	23	31	+ 34.8%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	8	10	+ 25.0%
Closed Sales	5	10	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$230,000	\$253,000	+ 10.0%	\$230,000	\$253,000	+ 10.0%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	3.5	6.2	+ 77.1%	--	--	--
Cumulative Days on Market Until Sale	60	139	+ 131.7%	60	139	+ 131.7%
Percent of Original List Price Received*	95.5%	95.0%	- 0.5%	95.5%	95.0%	- 0.5%
New Listings	14	24	+ 71.4%	14	24	+ 71.4%

* 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

