

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

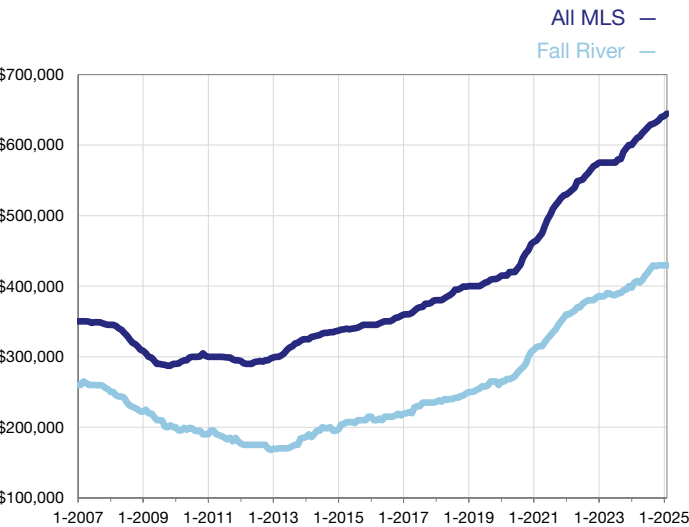
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	23	25	+ 8.7%	41	50	+ 22.0%
Closed Sales	15	30	+ 100.0%	31	53	+ 71.0%
Median Sales Price*	\$405,000	\$459,950	+ 13.6%	\$380,000	\$425,000	+ 11.8%
Inventory of Homes for Sale	44	39	- 11.4%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	43	57	+ 32.6%	53	49	- 7.5%
Percent of Original List Price Received*	96.0%	99.9%	+ 4.1%	97.7%	99.5%	+ 1.8%
New Listings	14	24	+ 71.4%	37	54	+ 45.9%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	17	18	+ 5.9%
Closed Sales	7	3	- 57.1%	12	13	+ 8.3%
Median Sales Price*	\$249,000	\$255,000	+ 2.4%	\$239,500	\$255,000	+ 6.5%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--
Cumulative Days on Market Until Sale	26	47	+ 80.8%	40	118	+ 195.0%
Percent of Original List Price Received*	98.4%	94.3%	- 4.2%	97.2%	94.8%	- 2.5%
New Listings	6	11	+ 83.3%	20	35	+ 75.0%

* 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

