

Local Market Update – February 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	31	+ 34.8%	41	67	+ 63.4%
Closed Sales	19	24	+ 26.3%	46	47	+ 2.2%
Median Sales Price*	\$285,000	\$256,450	- 10.0%	\$252,500	\$265,000	+ 5.0%
Inventory of Homes for Sale	109	63	- 42.2%	--	--	--
Months Supply of Inventory	3.3	2.0	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	69	75	+ 8.7%	76	70	- 7.9%
Percent of Original List Price Received*	96.3%	95.0%	- 1.3%	94.0%	95.7%	+ 1.8%
New Listings	30	30	0.0%	59	68	+ 15.3%

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

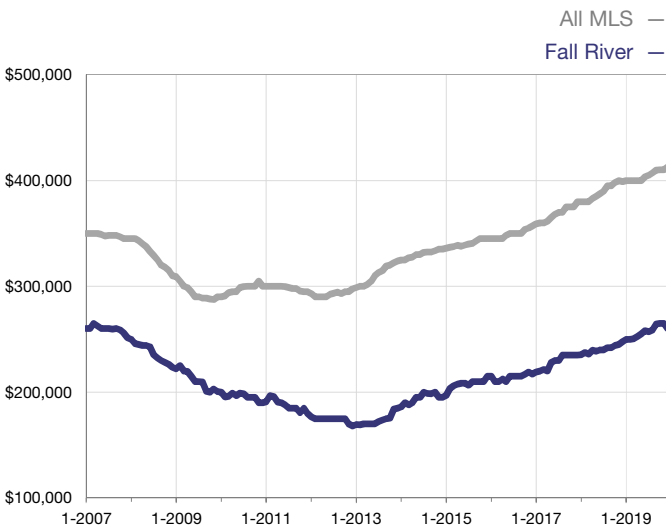
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	11	+ 120.0%	11	16	+ 45.5%
Closed Sales	8	8	0.0%	13	16	+ 23.1%
Median Sales Price*	\$113,000	\$192,000	+ 69.9%	\$149,000	\$159,250	+ 6.9%
Inventory of Homes for Sale	27	19	- 29.6%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	74	41	- 44.6%	85	27	- 68.2%
Percent of Original List Price Received*	92.2%	96.8%	+ 5.0%	93.8%	95.7%	+ 2.0%
New Listings	5	8	+ 60.0%	18	26	+ 44.4%

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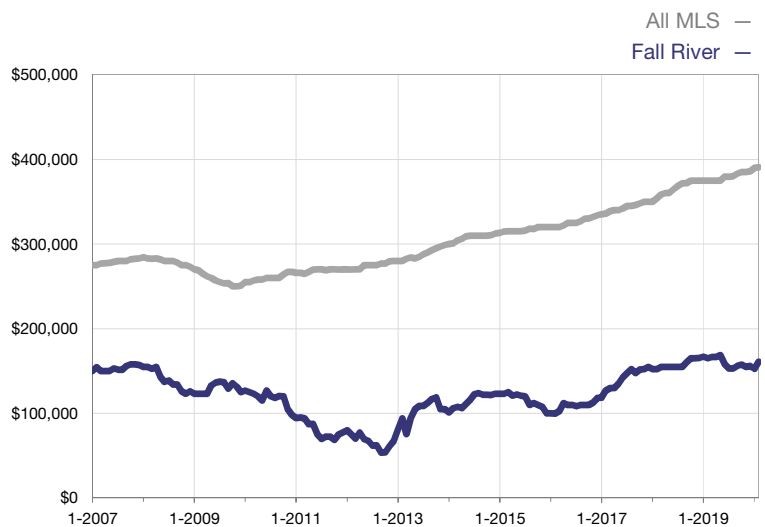
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Freetown

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	6	0.0%	10	19	+ 90.0%
Closed Sales	2	6	+ 200.0%	6	10	+ 66.7%
Median Sales Price*	\$442,500	\$376,450	- 14.9%	\$387,500	\$376,450	- 2.9%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--
Cumulative Days on Market Until Sale	85	89	+ 4.7%	70	75	+ 7.1%
Percent of Original List Price Received*	97.9%	96.4%	- 1.5%	96.0%	94.1%	- 2.0%
New Listings	10	7	- 30.0%	15	14	- 6.7%

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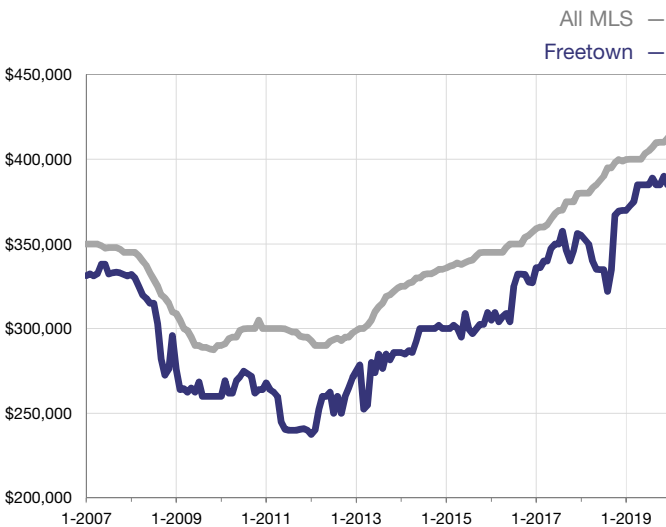
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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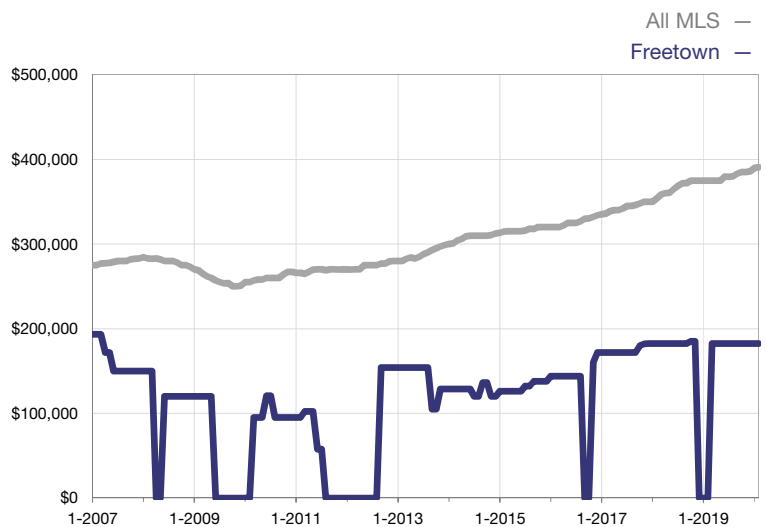
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Middleborough

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	15	- 37.5%	45	32	- 28.9%
Closed Sales	21	10	- 52.4%	42	24	- 42.9%
Median Sales Price*	\$320,000	\$337,000	+ 5.3%	\$322,450	\$350,000	+ 8.5%
Inventory of Homes for Sale	57	46	- 19.3%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	73	71	- 2.7%	78	73	- 6.4%
Percent of Original List Price Received*	96.5%	94.8%	- 1.8%	96.2%	94.8%	- 1.5%
New Listings	28	24	- 14.3%	52	50	- 3.8%

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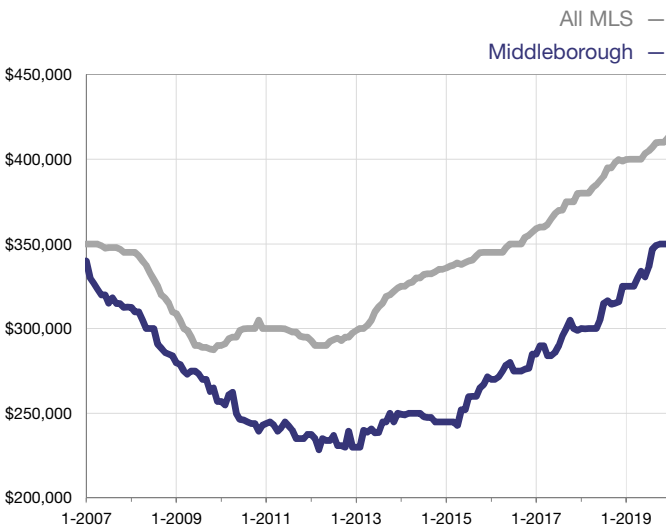
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	1	- 50.0%	4	2	- 50.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$398,900	--	\$0	\$374,450	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.8	0.3	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	0	10	--	0	18	--
Percent of Original List Price Received*	0.0%	99.7%	--	0.0%	98.6%	--
New Listings	0	2	--	2	3	+ 50.0%

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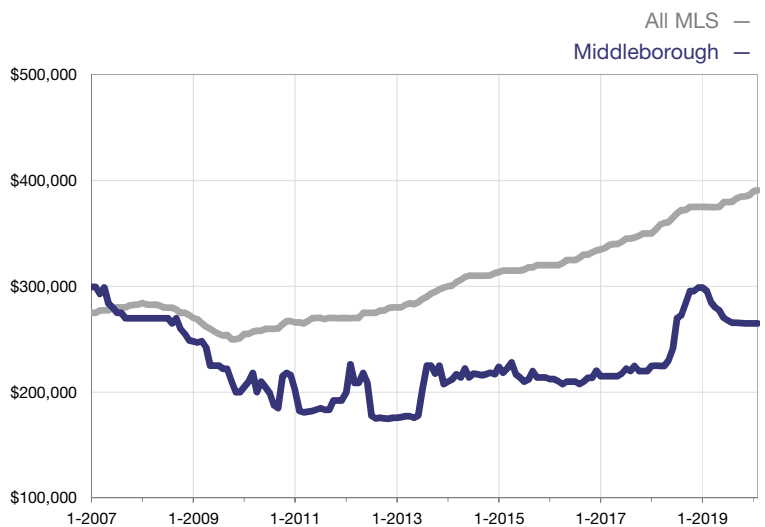
Median Sales Price – Single-Family Properties

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Somerset

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	24	+ 41.2%	29	41	+ 41.4%
Closed Sales	11	10	- 9.1%	23	24	+ 4.3%
Median Sales Price*	\$245,000	\$329,950	+ 34.7%	\$241,000	\$329,950	+ 36.9%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	77	79	+ 2.6%	63	85	+ 34.9%
Percent of Original List Price Received*	88.6%	93.3%	+ 5.3%	92.5%	93.5%	+ 1.1%
New Listings	8	21	+ 162.5%	31	43	+ 38.7%

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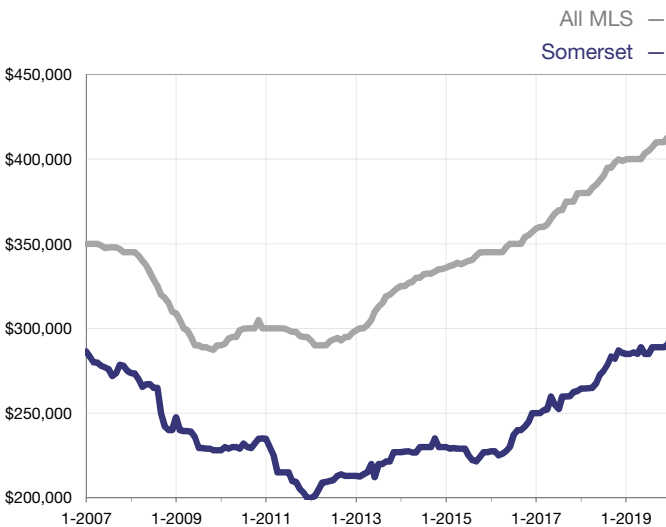
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$247,900	\$0	- 100.0%	\$247,900	\$269,000	+ 8.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	146	0	- 100.0%	146	17	- 88.4%
Percent of Original List Price Received*	93.6%	0.0%	- 100.0%	93.6%	100.0%	+ 6.8%
New Listings	0	0	--	1	0	- 100.0%

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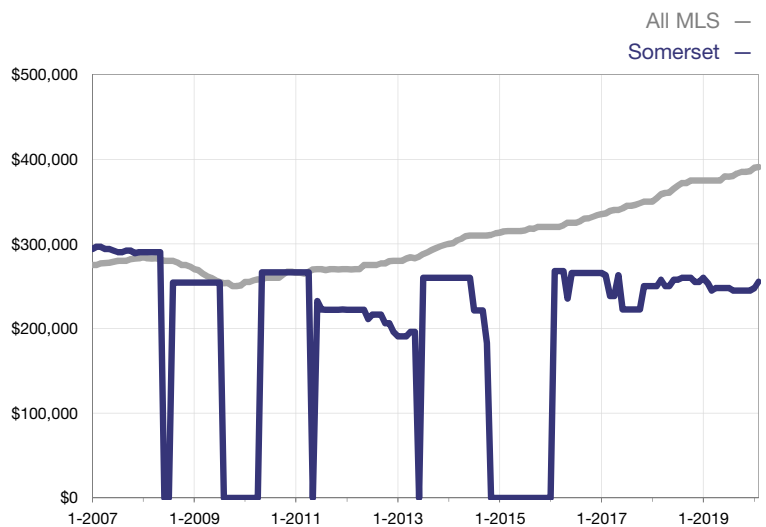
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Swansea

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	15	0.0%	26	29	+ 11.5%
Closed Sales	12	12	0.0%	28	26	- 7.1%
Median Sales Price*	\$342,000	\$343,000	+ 0.3%	\$288,500	\$332,250	+ 15.2%
Inventory of Homes for Sale	66	36	- 45.5%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	57	69	+ 21.1%	74	104	+ 40.5%
Percent of Original List Price Received*	95.0%	95.6%	+ 0.6%	95.9%	95.4%	- 0.5%
New Listings	21	17	- 19.0%	44	41	- 6.8%

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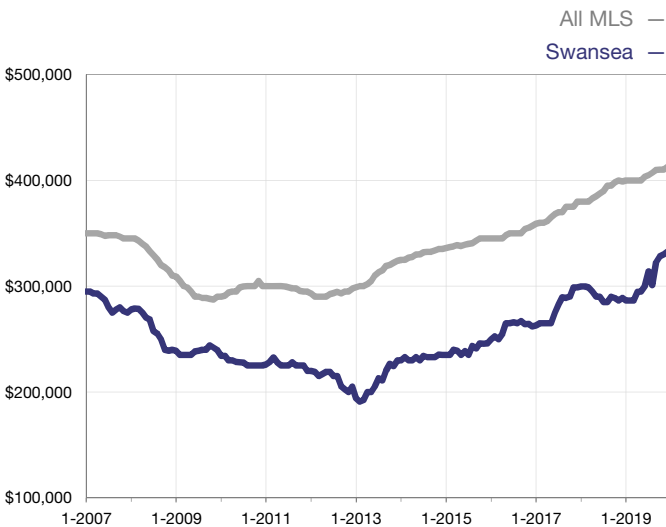
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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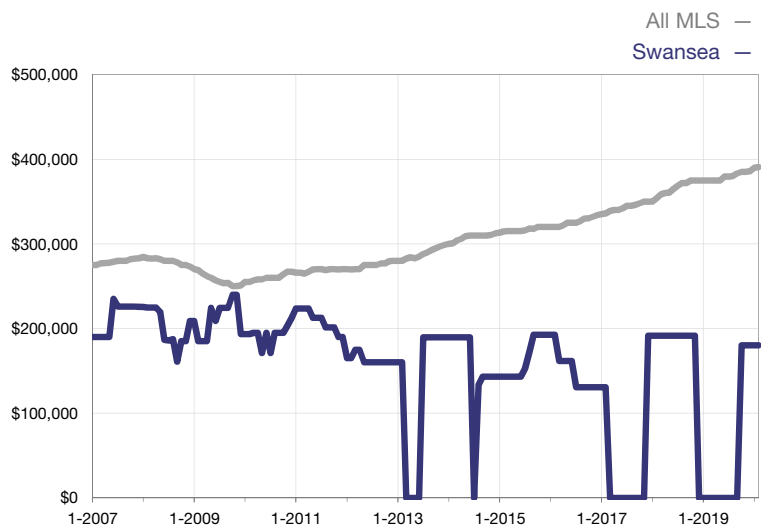
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Westport

Single-Family Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	23	+ 109.1%	25	32	+ 28.0%
Closed Sales	8	8	0.0%	19	22	+ 15.8%
Median Sales Price*	\$397,450	\$290,000	- 27.0%	\$355,000	\$336,500	- 5.2%
Inventory of Homes for Sale	79	39	- 50.6%	--	--	--
Months Supply of Inventory	6.4	2.7	- 57.8%	--	--	--
Cumulative Days on Market Until Sale	54	112	+ 107.4%	66	80	+ 21.2%
Percent of Original List Price Received*	99.5%	87.2%	- 12.4%	95.5%	92.0%	- 3.7%
New Listings	22	17	- 22.7%	41	26	- 36.6%

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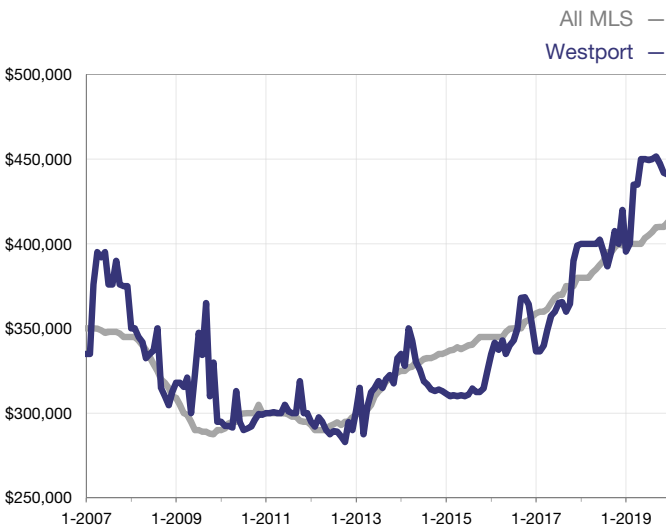
Condominium Properties

Key Metrics	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$359,000	\$375,000	+ 4.5%	\$359,000	\$375,000	+ 4.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	93	20	- 78.5%	93	20	- 78.5%
Percent of Original List Price Received*	98.8%	101.6%	+ 2.8%	98.8%	101.6%	+ 2.8%
New Listings	0	1	--	1	1	0.0%

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