

HOUSING MARKET TALKING POINTS
July 2020

Note: These talking points are for the following 6 towns in the South Shore Realtors® Greater Fall River Region: Fall River, Freetown, Middleborough, Somerset, Swansea and Westport.

KEY MESSAGES

- Closed sales all properties decreased -9.3% over last July
- Median sales price all properties increased +7.4% over last July
- Inventory of all properties in July decreased -60.3% over last July

DATA POINTS

- July Single-Family closed home sales decreased -6.6% (127 in 2020 vs. 136 in 2019)
- July Single-Family median prices increased +4.4% over last year (\$330,000 in 2020 vs \$316,000 in 2019)
- Single Family inventory in July decreased -62.5% (132 in 2020 vs. 352 in 2019)
- Single Family new listings added to the market in July increased +6.7% over last year (127 in 2020 vs. 119 in 2019)

- July condo closed sales decreased -35.7% from last July (9 in 2020 vs. 14 in 2019)
- July condo median prices increased +41.5% (\$220,000 in 2020 vs. \$155,500 in 2019)
- Condo inventory decreased -32.1% (19 in 2020 vs. 28 in 2019)
- Condo listings added to the market increased +21.4% (17 in 2020 vs. 14 in 2019)

REALTOR®VALUE:

- July Housing statistics reflect the fourth full month of COVID-19 restrictions that went into effect on March 24, 2020.
- Choice of REALTOR® continues to be vital in this market. REALTORS® remain well-informed about changes in market, consumer attitudes, interest rates and other critical factors.
- Real estate is the most important investment for most consumers...and one where you spend most of your life.
- Whether a buyer or seller, finding the right professional is your first and best choice to manage the process.
- Not all real estate licensees are REALTORS®.
- The term REALTOR® is a trademark and is used exclusively to identify members of the National Association of REALTORS® who subscribe to a strict code of ethics.