

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	44	<b>54</b>	+ 22.7%	209	<b>250</b>	+ 19.6%
Closed Sales	35	<b>39</b>	+ 11.4%	194	<b>198</b>	+ 2.1%
Median Sales Price*	\$242,500	<b>\$305,000</b>	+ 25.8%	\$257,000	<b>\$285,000</b>	+ 10.9%
Inventory of Homes for Sale	130	<b>41</b>	- 68.5%	--	--	--
Months Supply of Inventory	4.2	<b>1.3</b>	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	52	<b>45</b>	- 13.5%	78	<b>62</b>	- 20.5%
Percent of Original List Price Received*	98.2%	<b>99.8%</b>	+ 1.6%	95.4%	<b>98.4%</b>	+ 3.1%
New Listings	45	<b>46</b>	+ 2.2%	306	<b>268</b>	- 12.4%

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

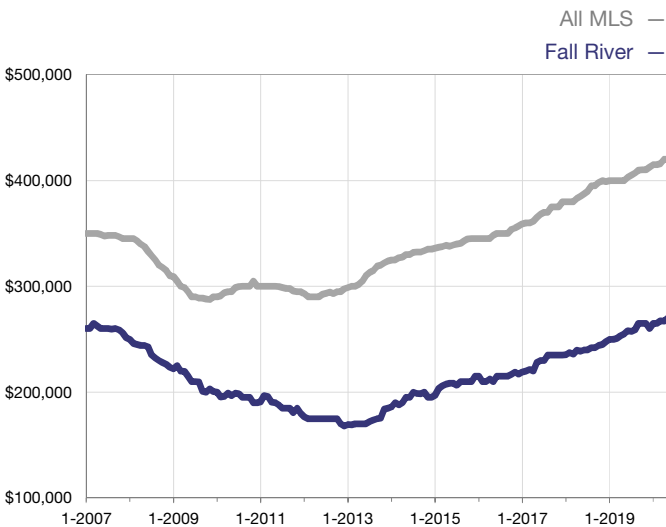
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	<b>15</b>	+ 50.0%	56	<b>61</b>	+ 8.9%
Closed Sales	14	<b>8</b>	- 42.9%	50	<b>49</b>	- 2.0%
Median Sales Price*	\$155,500	<b>\$212,000</b>	+ 36.3%	\$149,950	<b>\$160,000</b>	+ 6.7%
Inventory of Homes for Sale	24	<b>19</b>	- 20.8%	--	--	--
Months Supply of Inventory	3.1	<b>2.3</b>	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	49	<b>63</b>	+ 28.6%	60	<b>36</b>	- 40.0%
Percent of Original List Price Received*	96.8%	<b>98.4%</b>	+ 1.7%	95.2%	<b>96.4%</b>	+ 1.3%
New Listings	14	<b>17</b>	+ 21.4%	75	<b>89</b>	+ 18.7%

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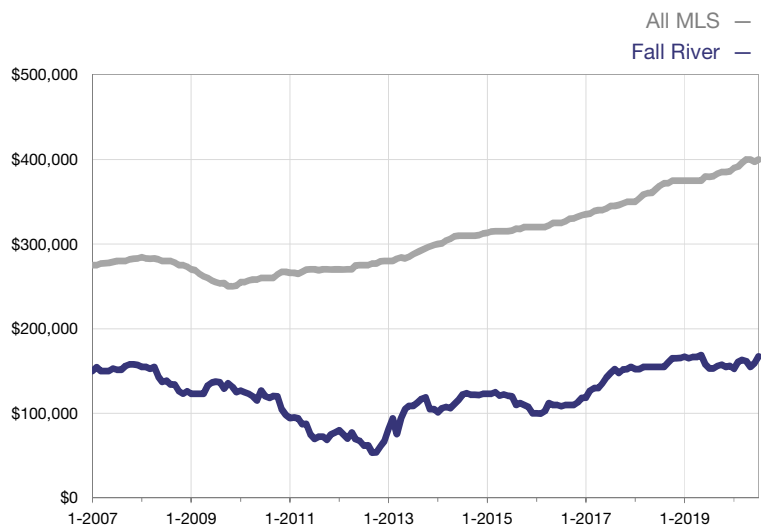
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Freetown

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	9	+ 12.5%	61	59	- 3.3%
Closed Sales	15	8	- 46.7%	50	52	+ 4.0%
Median Sales Price*	\$414,900	<b>\$355,000</b>	- 14.4%	\$395,000	<b>\$392,750</b>	- 0.6%
Inventory of Homes for Sale	38	7	- 81.6%	--	--	--
Months Supply of Inventory	5.0	<b>0.8</b>	- 84.0%	--	--	--
Cumulative Days on Market Until Sale	45	<b>88</b>	+ 95.6%	70	<b>88</b>	+ 25.7%
Percent of Original List Price Received*	95.4%	<b>95.9%</b>	+ 0.5%	95.7%	<b>95.3%</b>	- 0.4%
New Listings	23	6	- 73.9%	91	49	- 46.2%

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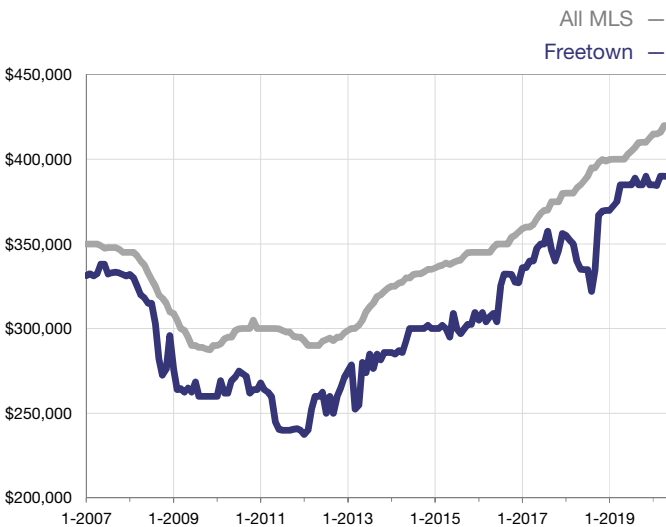
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$182,400	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	83	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	96.0%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	0	0	--

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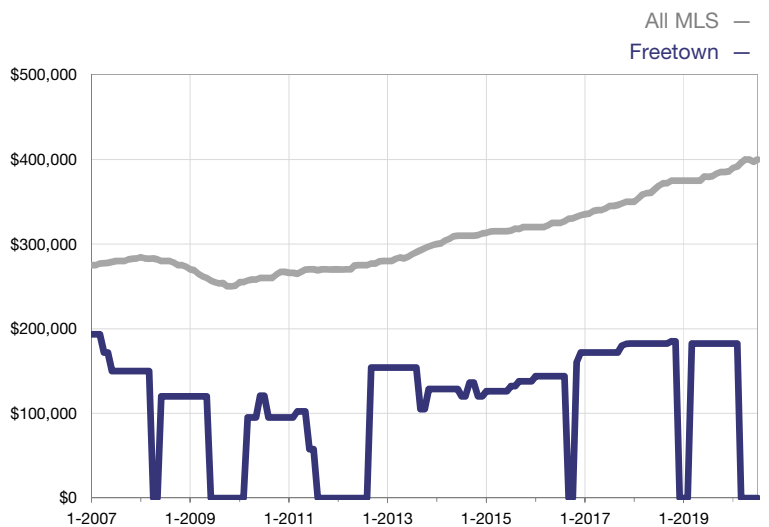
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Rolling 12-Month Calculation



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## Middleborough

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	26	42	+ 61.5%	165	178	+ 7.9%
Closed Sales	23	29	+ 26.1%	146	136	- 6.8%
Median Sales Price*	\$370,000	\$400,000	+ 8.1%	\$347,000	\$362,500	+ 4.5%
Inventory of Homes for Sale	67	29	- 56.7%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.0%	69	61	- 11.6%
Percent of Original List Price Received*	97.9%	98.6%	+ 0.7%	97.1%	97.3%	+ 0.2%
New Listings	27	32	+ 18.5%	208	193	- 7.2%

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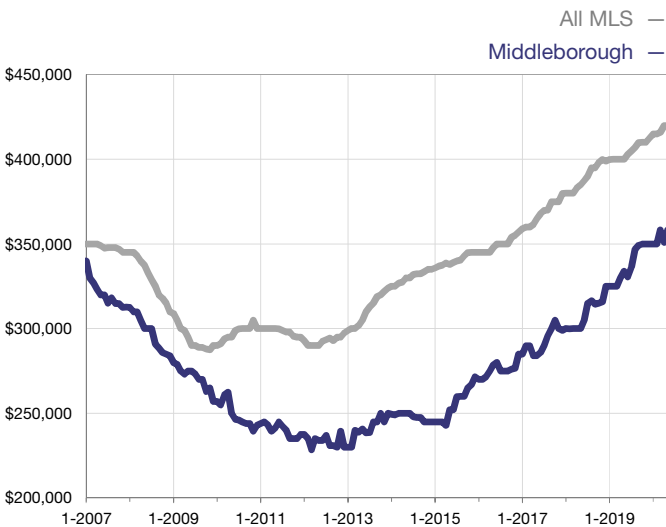
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	18	8	- 55.6%
Closed Sales	1	2	+ 100.0%	17	6	- 64.7%
Median Sales Price*	\$325,000	\$297,500	- 8.5%	\$265,100	\$357,500	+ 34.9%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	14	11	- 21.4%	68	13	- 80.9%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	96.6%	99.8%	+ 3.3%
New Listings	4	6	+ 50.0%	18	15	- 16.7%

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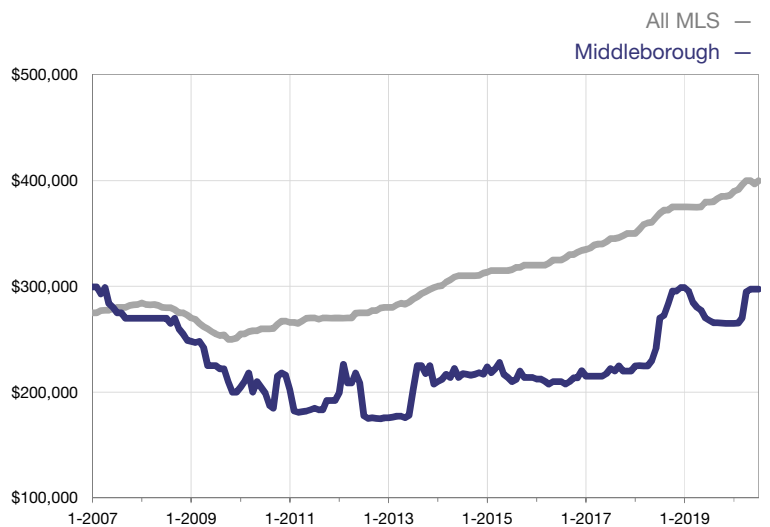
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Rolling 12-Month Calculation



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## Somerset

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	<b>22</b>	+ 29.4%	131	<b>140</b>	+ 6.9%
Closed Sales	32	<b>37</b>	+ 15.6%	116	<b>129</b>	+ 11.2%
Median Sales Price*	\$315,950	<b>\$320,500</b>	+ 1.4%	\$284,250	<b>\$323,000</b>	+ 13.6%
Inventory of Homes for Sale	42	<b>14</b>	- 66.7%	--	--	--
Months Supply of Inventory	2.5	<b>0.8</b>	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	51	<b>42</b>	- 17.6%	63	<b>49</b>	- 22.2%
Percent of Original List Price Received*	96.6%	<b>101.4%</b>	+ 5.0%	95.7%	<b>98.9%</b>	+ 3.3%
New Listings	21	<b>23</b>	+ 9.5%	154	<b>144</b>	- 6.5%

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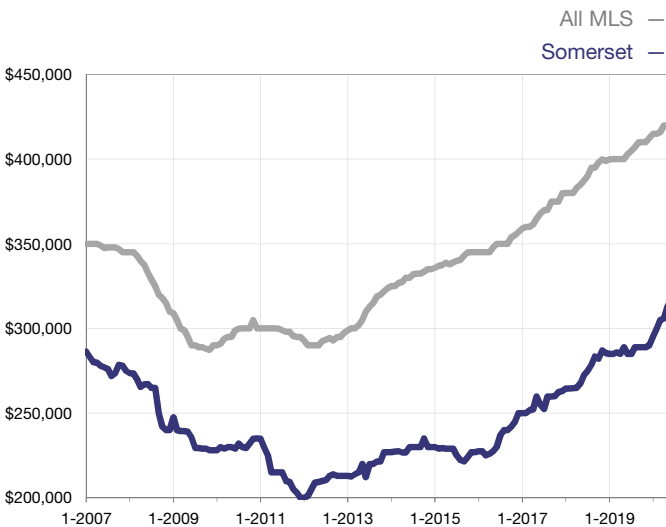
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	<b>0</b>	--	2	<b>0</b>	- 100.0%
Closed Sales	0	<b>0</b>	--	2	<b>1</b>	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$244,700	<b>\$269,000</b>	+ 9.9%
Inventory of Homes for Sale	0	<b>0</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>0</b>	--	87	<b>17</b>	- 80.5%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	95.1%	<b>100.0%</b>	+ 5.2%
New Listings	0	<b>0</b>	--	1	<b>0</b>	- 100.0%

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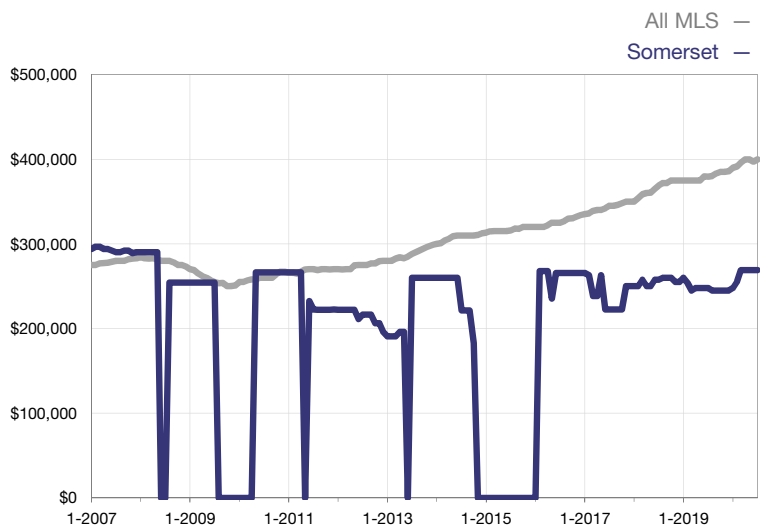
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Rolling 12-Month Calculation



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## Swansea

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	23	25	+ 8.7%	142	131	- 7.7%
Closed Sales	29	19	- 34.5%	123	102	- 17.1%
Median Sales Price*	\$352,500	<b>\$345,000</b>	- 2.1%	\$344,000	<b>\$334,250</b>	- 2.8%
Inventory of Homes for Sale	53	28	- 47.2%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	52	47	- 9.6%	74	67	- 9.5%
Percent of Original List Price Received*	97.1%	100.4%	+ 3.4%	96.0%	97.9%	+ 2.0%
New Listings	20	23	+ 15.0%	176	153	- 13.1%

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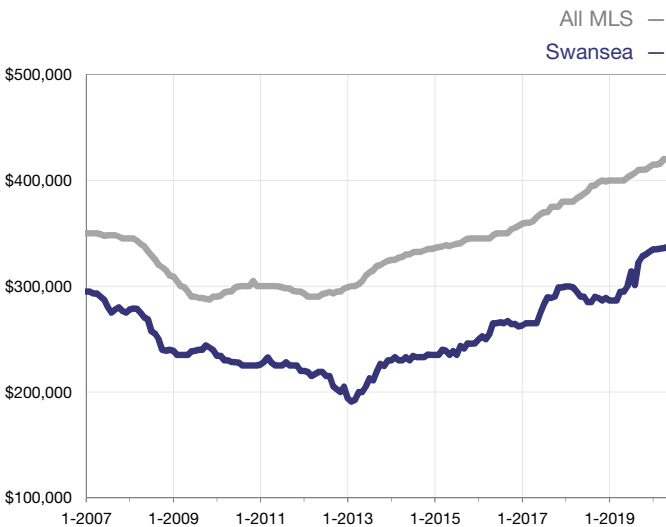
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$138,000</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	229	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	72.7%	--
New Listings	0	0	--	1	0	- 100.0%

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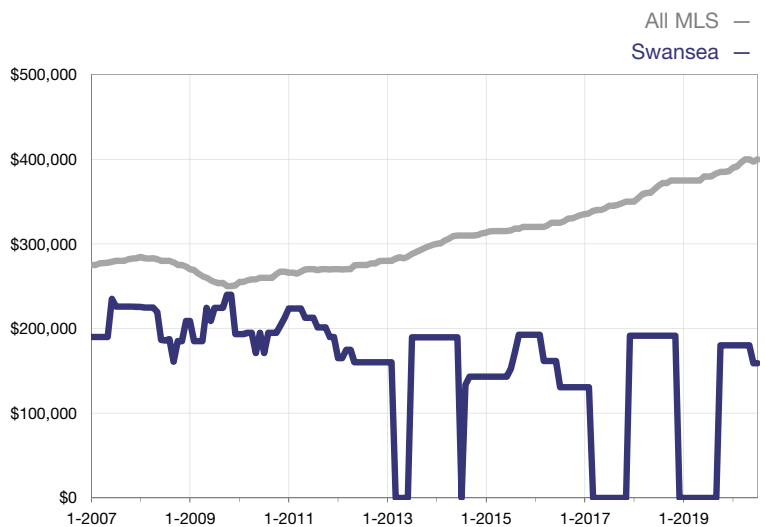
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## Westport

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	20	+ 66.7%	99	114	+ 15.2%
Closed Sales	25	24	- 4.0%	95	100	+ 5.3%
Median Sales Price*	\$401,900	<b>\$454,950</b>	+ 13.2%	\$442,000	<b>\$417,450</b>	- 5.6%
Inventory of Homes for Sale	89	42	- 52.8%	--	--	--
Months Supply of Inventory	6.8	2.9	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	86	58	- 32.6%	104	89	- 14.4%
Percent of Original List Price Received*	91.9%	95.0%	+ 3.4%	94.0%	93.6%	- 0.4%
New Listings	10	29	+ 190.0%	151	131	- 13.2%

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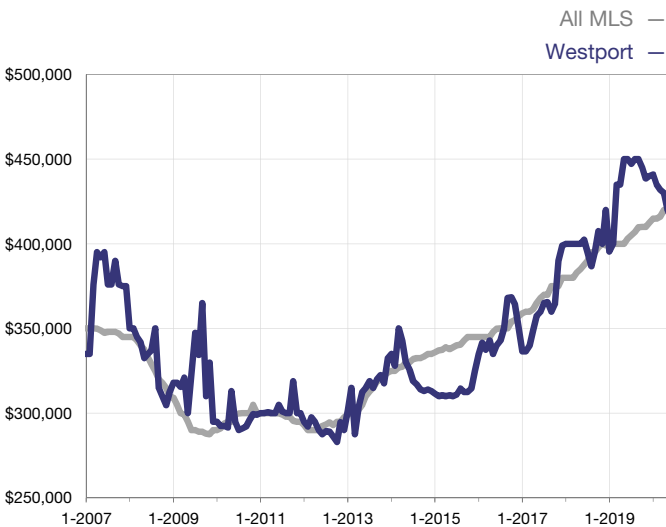
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	0	1	--	5	2	- 60.0%
Median Sales Price*	\$0	<b>\$374,000</b>	--	\$359,000	<b>\$374,500</b>	+ 4.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	43	--	83	32	- 61.4%
Percent of Original List Price Received*	0.0%	100.0%	--	99.9%	100.8%	+ 0.9%
New Listings	0	0	--	5	1	- 80.0%

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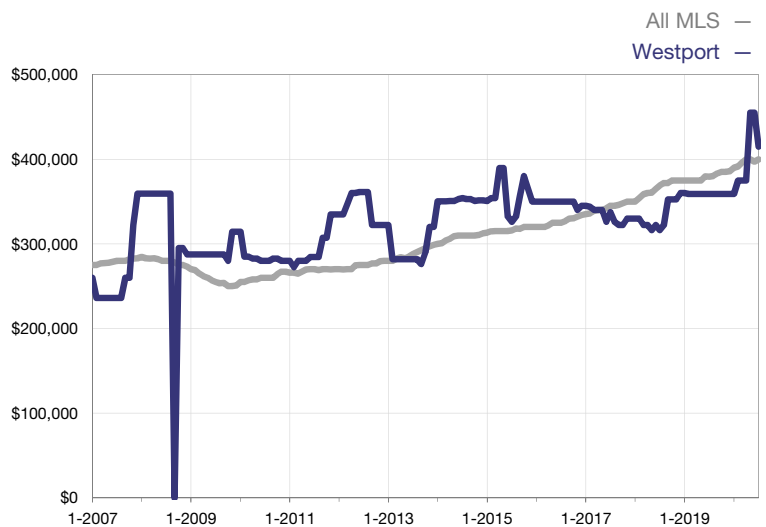
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