

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**- 9.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 7.4%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 60.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	104	130	+ 25.0%	642	694	+ 8.1%
Closed Sales	136	127	- 6.6%	578	581	+ 0.5%
Median Sales Price*	\$316,000	<b>\$330,000</b>	+ 4.4%	\$299,900	<b>\$324,900</b>	+ 8.3%
Inventory of Homes for Sale	352	132	- 62.5%	--	--	--
Months Supply of Inventory	4.0	1.5	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	57	49	- 13.7%	77	67	- 13.6%
Percent of Original List Price Received*	96.1%	99.2%	+ 3.2%	95.4%	97.3%	+ 2.0%
New Listings	119	127	+ 6.7%	878	745	- 15.1%

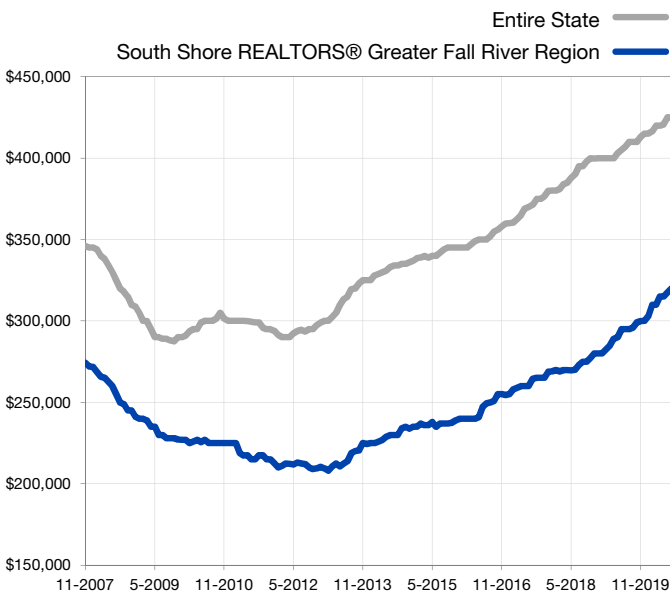
### Condominium Properties

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	10	15	+ 50.0%	63	63	0.0%
Closed Sales	14	9	- 35.7%	58	53	- 8.6%
Median Sales Price*	\$155,500	<b>\$220,000</b>	+ 41.5%	\$162,000	<b>\$170,100</b>	+ 5.0%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	3.3	2.1	- 34.7%	--	--	--
Cumulative Days on Market Until Sale	49	61	+ 24.9%	63	39	- 38.7%
Percent of Original List Price Received*	96.8%	98.6%	+ 1.9%	95.7%	96.2%	+ 0.6%
New Listings	14	17	+ 21.4%	82	90	+ 9.8%

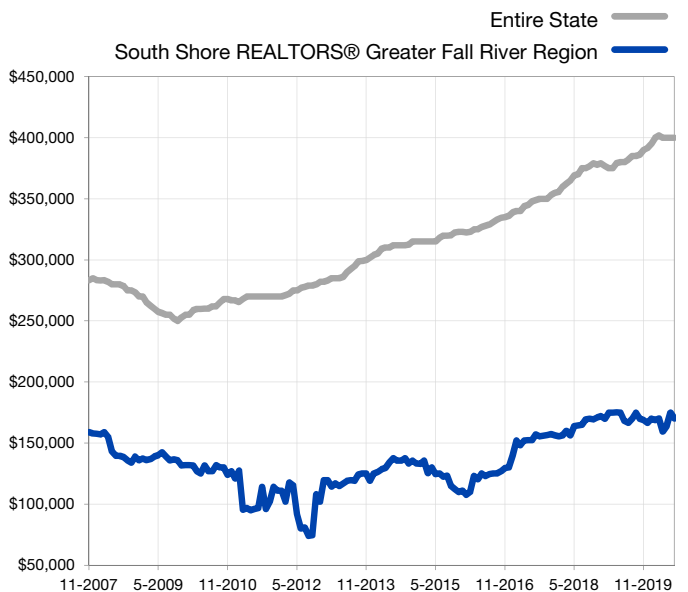
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.