

# Local Market Update – August 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

**- 4.1%**

**+ 9.5%**

**- 60.7%**

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

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

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

### Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	96	121	+ 26.0%	738	807	+ 9.3%
Closed Sales	111	106	- 4.5%	689	693	+ 0.6%
Median Sales Price*	\$299,900	<b>\$336,500</b>	+ 12.2%	\$299,900	<b>\$325,000</b>	+ 8.4%
Inventory of Homes for Sale	340	123	- 63.8%	--	--	--
Months Supply of Inventory	3.9	1.4	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	77	51	- 33.6%	77	66	- 15.0%
Percent of Original List Price Received*	95.8%	98.7%	+ 3.0%	95.5%	97.5%	+ 2.2%
New Listings	115	109	- 5.2%	994	853	- 14.2%

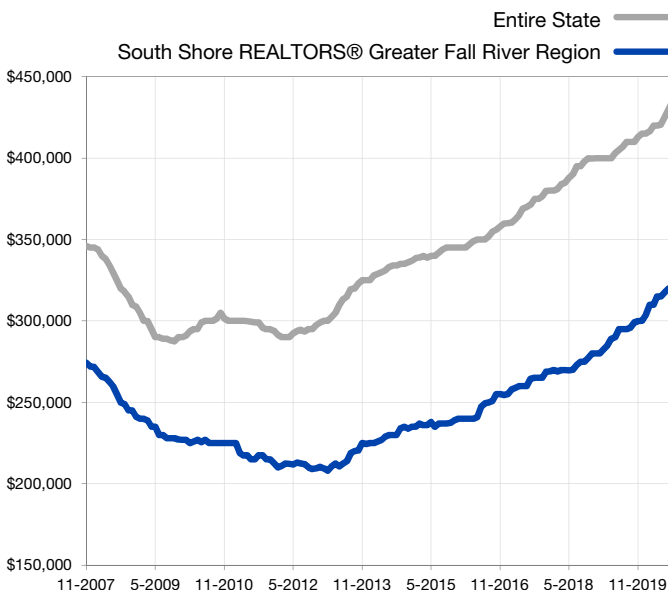
### Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	15	0.0%	78	77	- 1.3%
Closed Sales	11	11	0.0%	69	65	- 5.8%
Median Sales Price*	\$183,000	<b>\$224,000</b>	+ 22.4%	\$165,000	<b>\$180,000</b>	+ 9.1%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	3.0	2.3	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	81	29	- 64.5%	66	38	- 42.4%
Percent of Original List Price Received*	94.7%	98.5%	+ 4.0%	95.5%	96.6%	+ 1.2%
New Listings	15	16	+ 6.7%	97	106	+ 9.3%

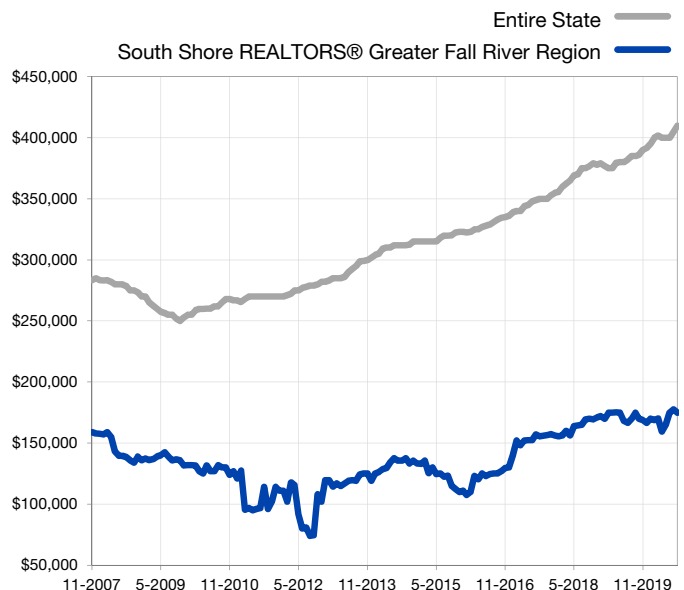
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.