

HOUSING MARKET TALKING POINTS
August 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 -4.1% over last August
- Median sales price all properties increased +9.5% over last August
- Inventory of all properties in August decreased -60.7% over last August

DATA POINTS

- August Single-Family closed home sales decreased -4.5% (106 in 2020 vs. 111 in 2019)
- August Single-Family median prices increased +12.2% over last year (\$336,500 in 2020 vs \$299,900 in 2019)
- Single Family inventory in August decreased -63.8% (123 in 2020 vs. 340 in 2019)
- Single Family new listings added to the market in August decreased -5.2% over last year (109 in 2020 vs. 115 in 2019)

- August condo closed sales remained unchanged 0.0% from last August (11 in 2020 vs. 11 in 2019)
- August condo median prices increased +22.4% (\$224,000 in 2020 vs. \$183,000 in 2019)
- Condo inventory decreased -19.2% (21 in 2020 vs. 26 in 2019)
- Condo listings added to the market increased +6.7% (16 in 2020 vs. 15 in 2019)

REALTOR®VALUE:

- August Housing statistics reflect the fifth 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.