

# Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	39	46	+ 17.9%	248	293	+ 18.1%
Closed Sales	38	43	+ 13.2%	232	244	+ 5.2%
Median Sales Price*	\$264,950	<b>\$295,000</b>	+ 11.3%	\$259,000	<b>\$290,000</b>	+ 12.0%
Inventory of Homes for Sale	123	36	- 70.7%	--	--	--
Months Supply of Inventory	3.9	1.1	- 71.8%	--	--	--
Cumulative Days on Market Until Sale	86	48	- 44.2%	79	64	- 19.0%
Percent of Original List Price Received*	95.6%	<b>98.8%</b>	+ 3.3%	95.5%	<b>98.5%</b>	+ 3.1%
New Listings	41	37	- 9.8%	348	305	- 12.4%

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

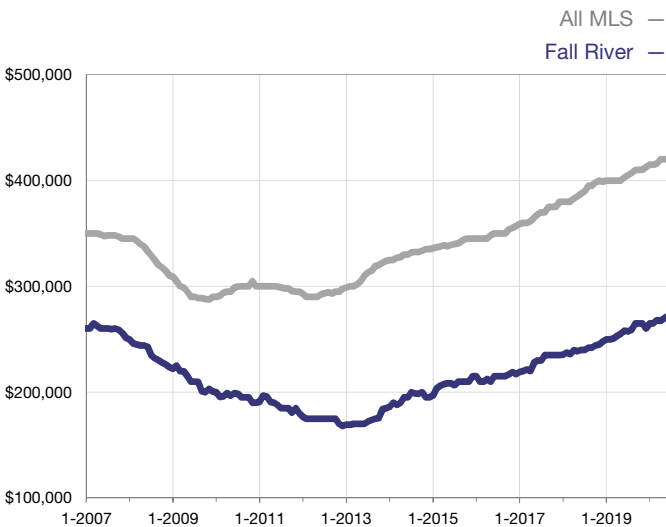
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	14	- 6.7%	71	74	+ 4.2%
Closed Sales	11	11	0.0%	61	61	0.0%
Median Sales Price*	\$183,000	<b>\$224,000</b>	+ 22.4%	\$150,000	<b>\$175,000</b>	+ 16.7%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	81	29	- 64.2%	64	36	- 43.8%
Percent of Original List Price Received*	94.7%	<b>98.5%</b>	+ 4.0%	95.2%	<b>96.8%</b>	+ 1.7%
New Listings	15	15	0.0%	90	104	+ 15.6%

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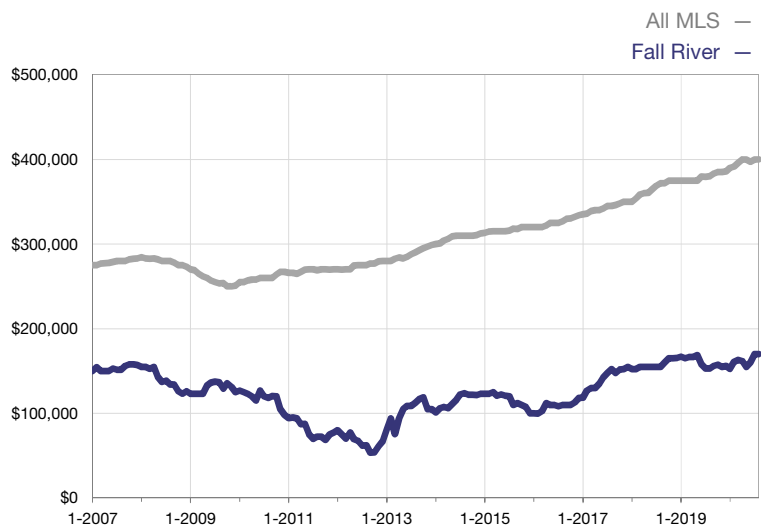
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Freetown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	5	- 54.5%	72	63	- 12.5%
Closed Sales	8	9	+ 12.5%	58	61	+ 5.2%
Median Sales Price*	\$358,000	<b>\$425,000</b>	+ 18.7%	\$392,500	<b>\$401,000</b>	+ 2.2%
Inventory of Homes for Sale	36	8	- 77.8%	--	--	--
Months Supply of Inventory	4.9	<b>0.9</b>	- 81.6%	--	--	--
Cumulative Days on Market Until Sale	21	<b>69</b>	+ 228.6%	63	<b>85</b>	+ 34.9%
Percent of Original List Price Received*	94.9%	<b>97.1%</b>	+ 2.3%	95.6%	<b>95.5%</b>	- 0.1%
New Listings	13	6	- 53.8%	104	55	- 47.1%

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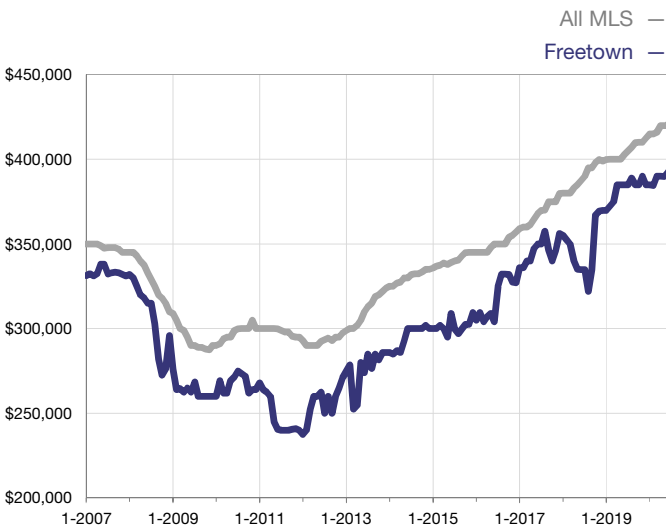
### Condominium Properties

Key Metrics	August			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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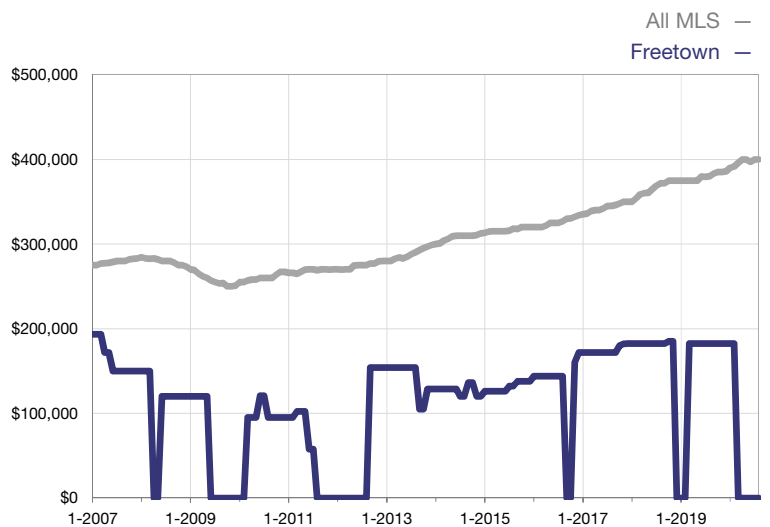
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Middleborough

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	<b>36</b>	+ 44.0%	190	<b>212</b>	+ 11.6%
Closed Sales	36	<b>36</b>	0.0%	182	<b>174</b>	- 4.4%
Median Sales Price*	\$399,500	<b>\$367,000</b>	- 8.1%	\$358,000	<b>\$365,000</b>	+ 2.0%
Inventory of Homes for Sale	73	<b>34</b>	- 53.4%	--	--	--
Months Supply of Inventory	3.4	<b>1.6</b>	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	54	<b>51</b>	- 5.6%	66	<b>59</b>	- 10.6%
Percent of Original List Price Received*	97.3%	<b>100.1%</b>	+ 2.9%	97.2%	<b>97.8%</b>	+ 0.6%
New Listings	33	<b>42</b>	+ 27.3%	241	<b>235</b>	- 2.5%

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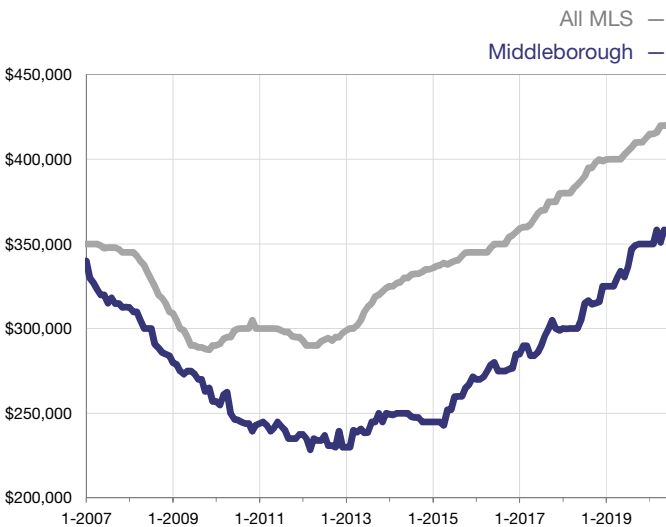
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	<b>9</b>	+ 800.0%	19	<b>17</b>	- 10.5%
Closed Sales	1	<b>2</b>	+ 100.0%	18	<b>8</b>	- 55.6%
Median Sales Price*	\$233,000	<b>\$298,750</b>	+ 28.2%	\$265,050	<b>\$337,500</b>	+ 27.3%
Inventory of Homes for Sale	9	<b>4</b>	- 55.6%	--	--	--
Months Supply of Inventory	3.9	<b>1.6</b>	- 59.0%	--	--	--
Cumulative Days on Market Until Sale	53	<b>15</b>	- 71.7%	67	<b>13</b>	- 80.6%
Percent of Original List Price Received*	93.6%	<b>99.8%</b>	+ 6.6%	96.5%	<b>99.8%</b>	+ 3.4%
New Listings	5	<b>8</b>	+ 60.0%	23	<b>23</b>	0.0%

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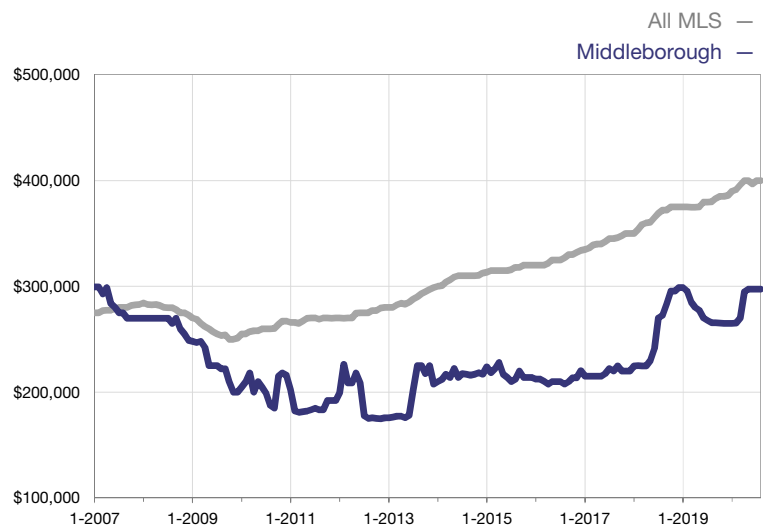
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Somerset

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	20	+ 11.1%	149	160	+ 7.4%
Closed Sales	21	18	- 14.3%	137	148	+ 8.0%
Median Sales Price*	\$347,000	<b>\$341,500</b>	- 1.6%	\$289,000	<b>\$325,000</b>	+ 12.5%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	77	36	- 53.2%	65	47	- 27.7%
Percent of Original List Price Received*	95.8%	<b>101.4%</b>	+ 5.8%	95.7%	<b>99.2%</b>	+ 3.7%
New Listings	21	19	- 9.5%	175	163	- 6.9%

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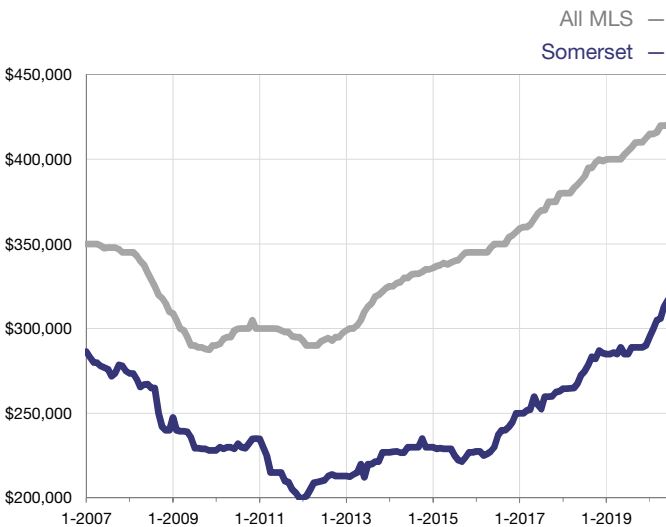
### Condominium Properties

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

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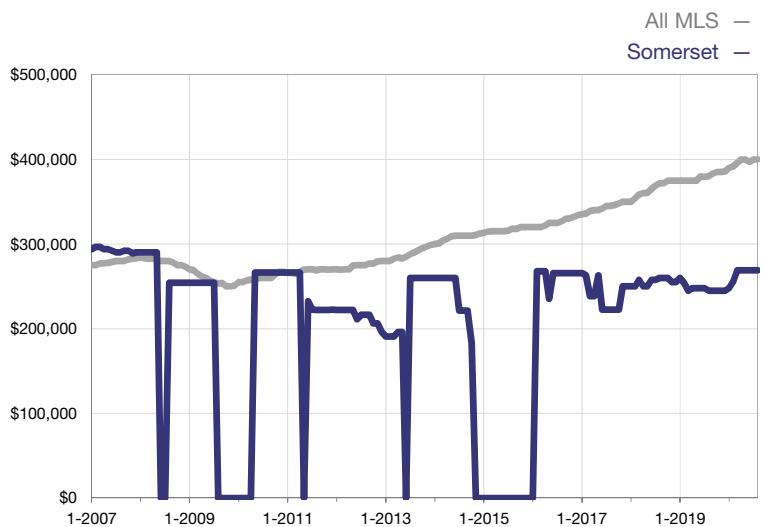
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## Swansea

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	31	+ 106.7%	157	158	+ 0.6%
Closed Sales	23	26	+ 13.0%	146	129	- 11.6%
Median Sales Price*	\$269,900	<b>\$353,000</b>	+ 30.8%	\$328,250	<b>\$335,000</b>	+ 2.1%
Inventory of Homes for Sale	53	24	- 54.7%	--	--	--
Months Supply of Inventory	3.0	1.4	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	93	54	- 41.9%	77	64	- 16.9%
Percent of Original List Price Received*	96.1%	<b>98.6%</b>	+ 2.6%	96.0%	<b>98.0%</b>	+ 2.1%
New Listings	20	27	+ 35.0%	196	179	- 8.7%

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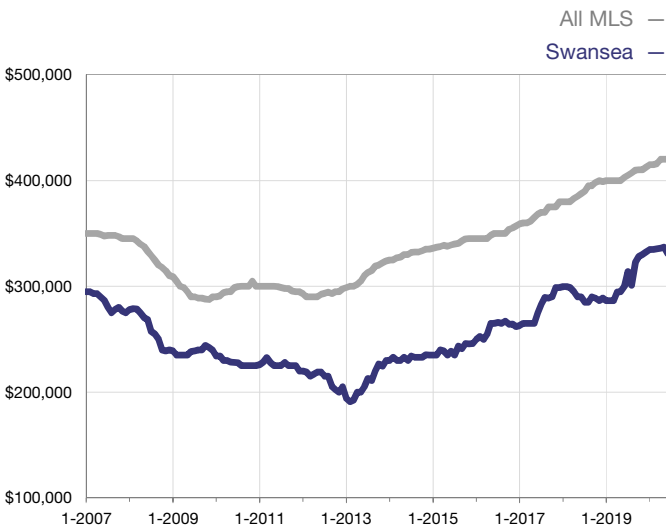
### Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	0	2	--
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%	<b>0.0%</b>	--	0.0%	<b>72.7%</b>	--
New Listings	0	1	--	1	1	0.0%

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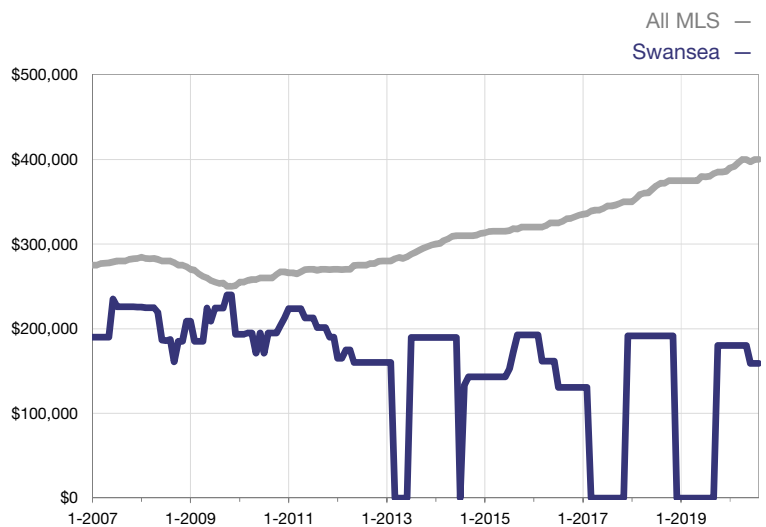
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## Westport

### Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	19	+ 46.2%	112	133	+ 18.8%
Closed Sales	21	10	- 52.4%	116	111	- 4.3%
Median Sales Price*	\$405,000	<b>\$416,000</b>	+ 2.7%	\$438,500	<b>\$419,900</b>	- 4.2%
Inventory of Homes for Sale	87	43	- 50.6%	--	--	--
Months Supply of Inventory	6.4	3.1	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	66	69	+ 4.5%	97	86	- 11.3%
Percent of Original List Price Received*	96.1%	<b>94.8%</b>	- 1.4%	94.4%	<b>93.8%</b>	- 0.6%
New Listings	20	20	0.0%	171	151	- 11.7%

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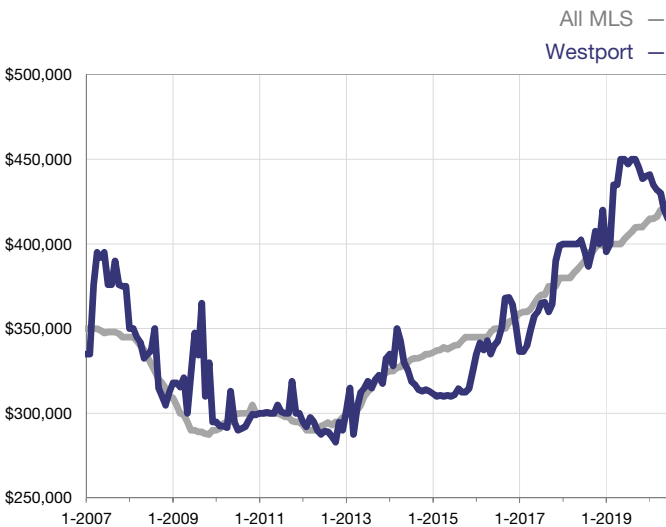
### Condominium Properties

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

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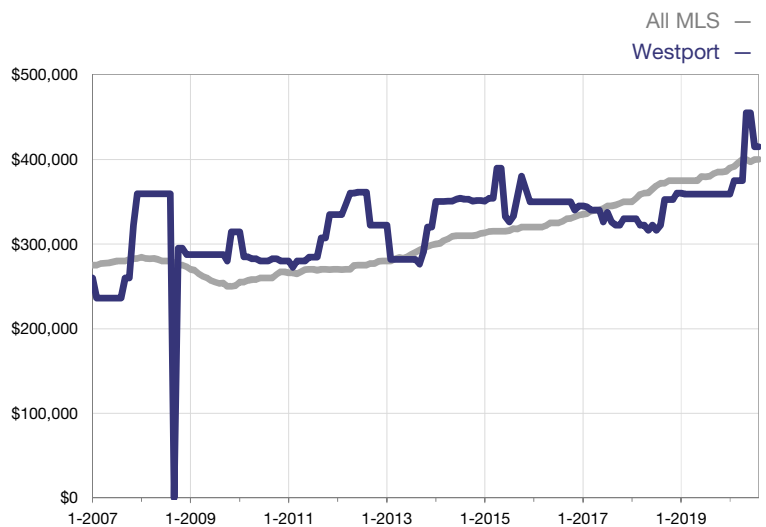
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