

Local Market Update – September 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

+ 8.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 18.4%

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

- 57.4%

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

Single-Family Properties

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	91	96	+ 5.5%	829	894	+ 7.8%
Closed Sales	97	101	+ 4.1%	786	797	+ 1.4%
Median Sales Price*	\$299,000	\$360,000	+ 20.4%	\$299,000	\$328,000	+ 9.7%
Inventory of Homes for Sale	346	131	- 62.1%	--	--	--
Months Supply of Inventory	4.0	1.4	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	88	63	- 29.1%	79	66	- 16.8%
Percent of Original List Price Received*	96.7%	100.5%	+ 4.0%	95.6%	97.9%	+ 2.4%
New Listings	133	114	- 14.3%	1,127	967	- 14.2%

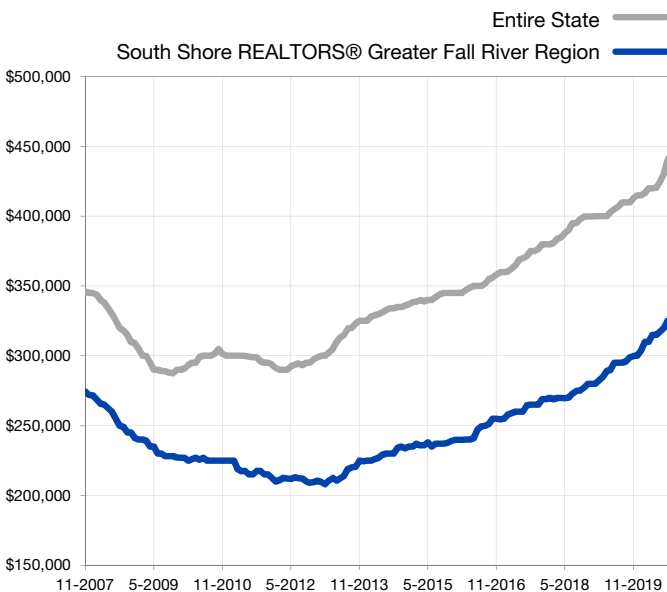
Condominium Properties

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	9	- 25.0%	90	83	- 7.8%
Closed Sales	10	15	+ 50.0%	79	82	+ 3.8%
Median Sales Price*	\$179,950	\$157,000	- 12.8%	\$168,000	\$167,550	- 0.3%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 9.8%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.3%	62	39	- 36.3%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.9%	95.7%	96.7%	+ 1.0%
New Listings	9	12	+ 33.3%	106	118	+ 11.3%

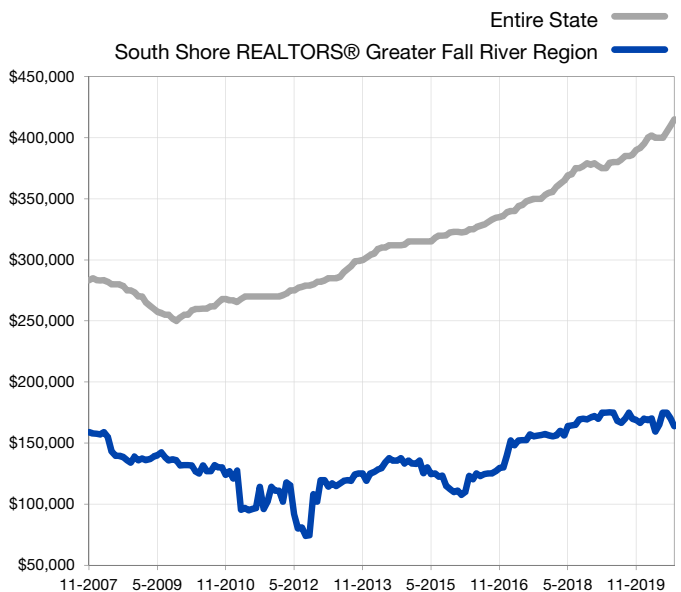
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.