

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	39	44	+ 12.8%	248	290	+ 16.9%
Closed Sales	38	45	+ 18.4%	232	246	+ 6.0%
Median Sales Price*	\$264,950	\$295,000	+ 11.3%	\$259,000	\$290,000	+ 12.0%
Inventory of Homes for Sale	123	43	- 65.0%	--	--	--
Months Supply of Inventory	3.9	1.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	86	53	- 38.4%	79	64	- 19.0%
Percent of Original List Price Received*	95.6%	98.8%	+ 3.3%	95.5%	98.5%	+ 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.

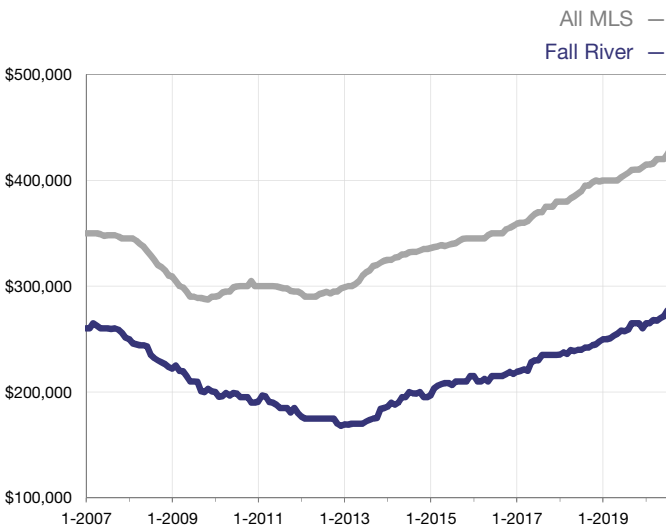
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	8	- 27.3%	82	80	- 2.4%
Closed Sales	10	15	+ 50.0%	71	78	+ 9.9%
Median Sales Price*	\$179,950	\$157,000	- 12.8%	\$155,000	\$162,500	+ 4.8%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	59	37	- 37.3%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	95.4%	96.9%	+ 1.6%
New Listings	9	12	+ 33.3%	99	116	+ 17.2%

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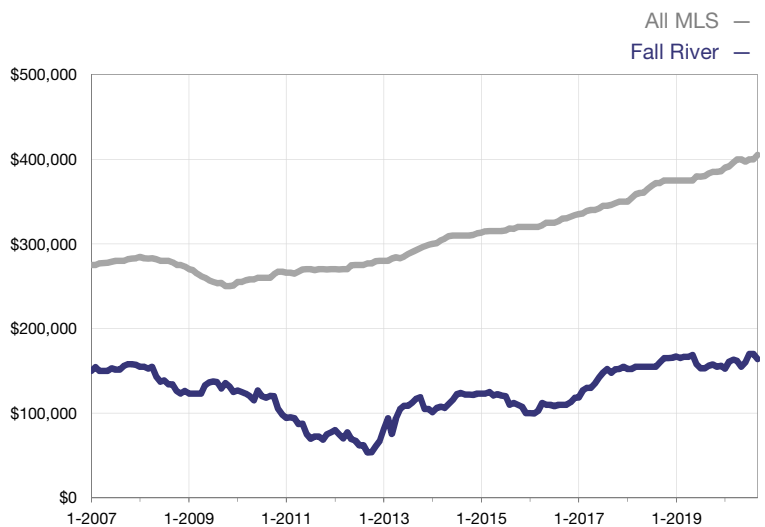
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Freetown

Single-Family Properties

Key Metrics	September			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	\$425,000	+ 18.7%	\$392,500	\$401,000	+ 2.2%
Inventory of Homes for Sale	36	8	- 77.8%	--	--	--
Months Supply of Inventory	4.9	0.9	- 81.6%	--	--	--
Cumulative Days on Market Until Sale	21	69	+ 228.6%	63	85	+ 34.9%
Percent of Original List Price Received*	94.9%	97.1%	+ 2.3%	95.6%	95.5%	- 0.1%
New Listings	13	6	- 53.8%	104	55	- 47.1%

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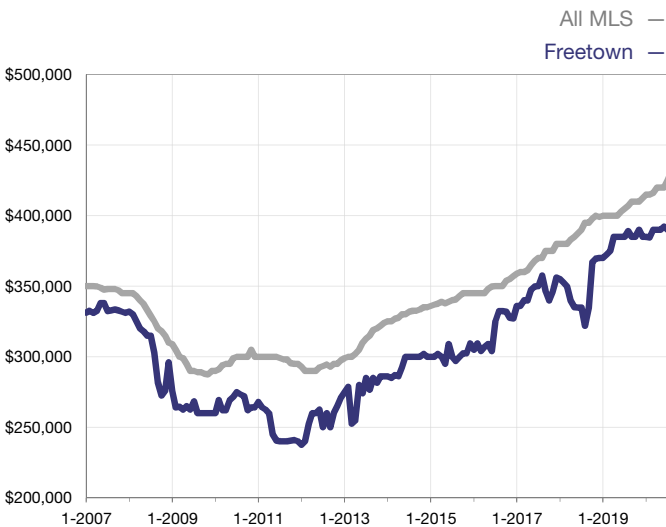
Condominium Properties

Key Metrics	September			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	\$0	--	\$182,400	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	83	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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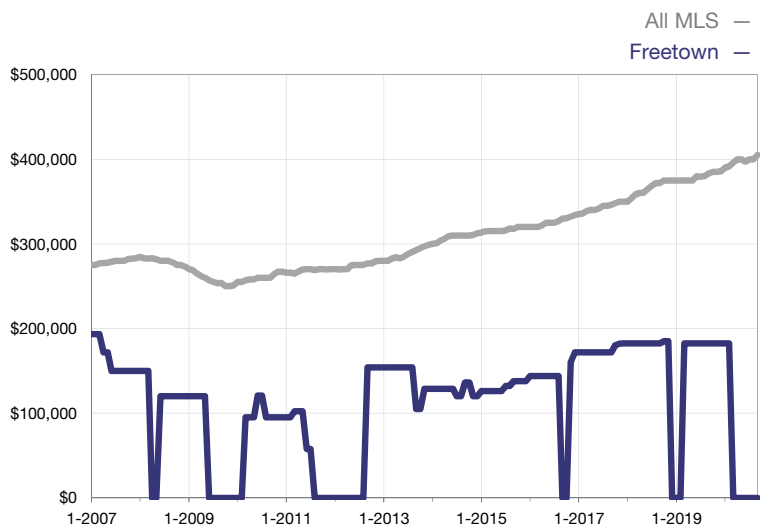
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Middleborough

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	25	33	+ 32.0%	190	207	+ 8.9%
Closed Sales	36	36	0.0%	182	174	- 4.4%
Median Sales Price*	\$399,500	\$367,000	- 8.1%	\$358,000	\$365,000	+ 2.0%
Inventory of Homes for Sale	73	41	- 43.8%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	54	51	- 5.6%	66	59	- 10.6%
Percent of Original List Price Received*	97.3%	100.1%	+ 2.9%	97.2%	97.8%	+ 0.6%
New Listings	33	42	+ 27.3%	241	233	- 3.3%

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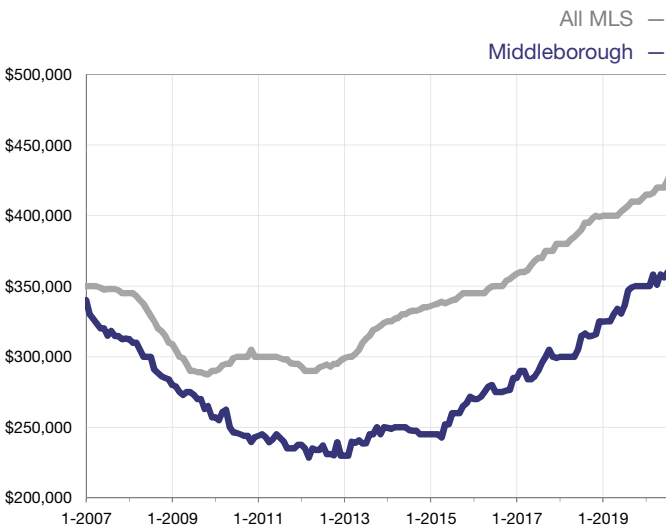
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	5	0.0%	24	22	- 8.3%
Closed Sales	0	5	--	18	13	- 27.8%
Median Sales Price*	\$0	\$289,900	--	\$265,050	\$325,000	+ 22.6%
Inventory of Homes for Sale	9	1	- 88.9%	--	--	--
Months Supply of Inventory	3.9	0.4	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	0	56	--	67	30	- 55.2%
Percent of Original List Price Received*	0.0%	96.8%	--	96.5%	98.6%	+ 2.2%
New Listings	6	3	- 50.0%	29	26	- 10.3%

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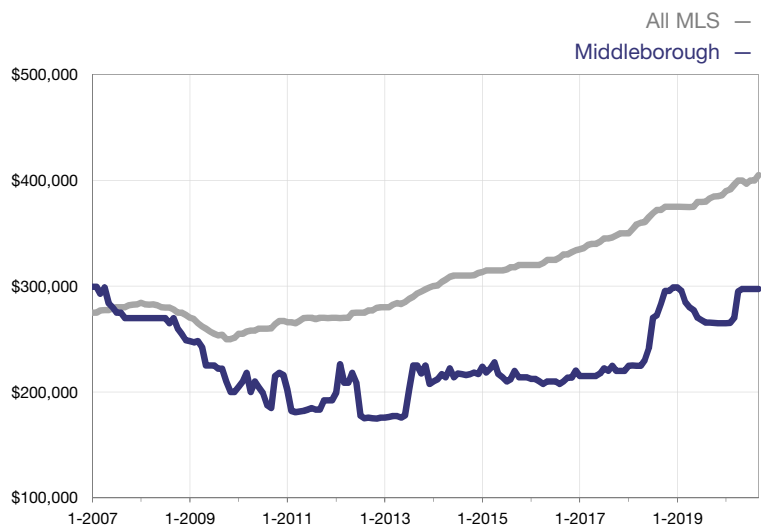
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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South Shore  Realtors®

Greater Fall River Region

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Local Market Update – September 2020

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Somerset

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	18	0.0%	149	158	+ 6.0%
Closed Sales	21	19	- 9.5%	137	149	+ 8.8%
Median Sales Price*	\$347,000	\$340,000	- 2.0%	\$289,000	\$325,000	+ 12.5%
Inventory of Homes for Sale	41	14	- 65.9%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	77	36	- 53.2%	65	47	- 27.7%
Percent of Original List Price Received*	95.8%	101.6%	+ 6.1%	95.7%	99.2%	+ 3.7%
New Listings	21	19	- 9.5%	175	163	- 6.9%

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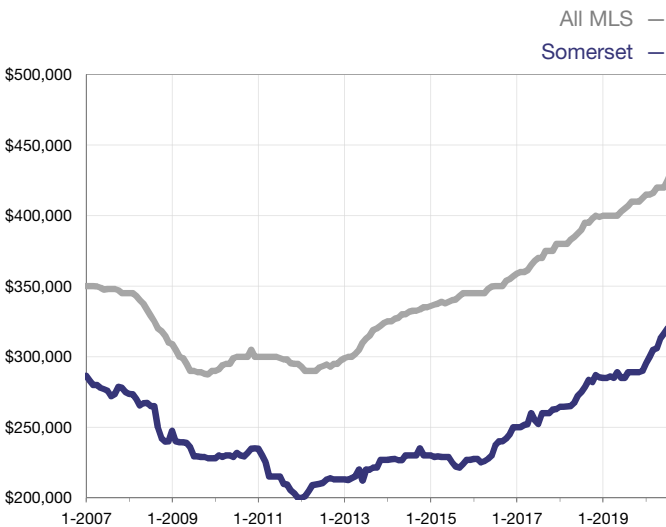
Condominium Properties

Key Metrics	September			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	\$0	--	\$244,700	\$269,000	+ 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%	0.0%	--	95.1%	100.0%	+ 5.2%
New Listings	0	0	--	1	0	- 100.0%

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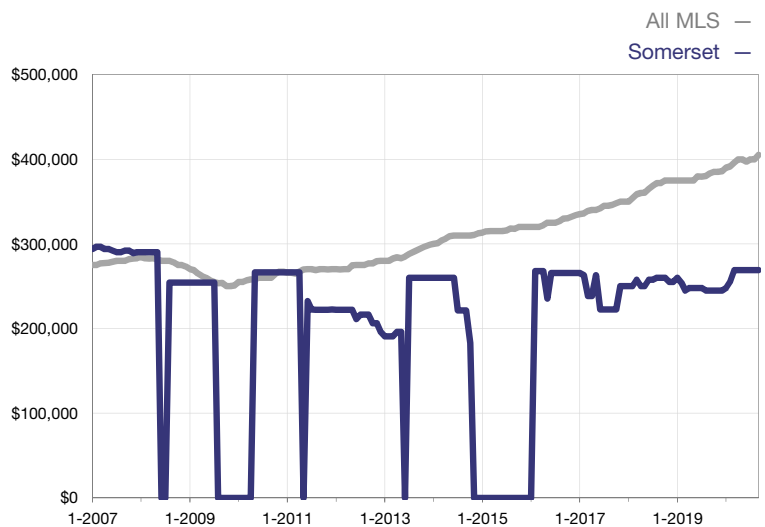
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Swansea

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	30	+ 100.0%	157	156	- 0.6%
Closed Sales	23	26	+ 13.0%	146	129	- 11.6%
Median Sales Price*	\$269,900	\$353,000	+ 30.8%	\$328,250	\$335,000	+ 2.1%
Inventory of Homes for Sale	53	27	- 49.1%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	93	54	- 41.9%	77	64	- 16.9%
Percent of Original List Price Received*	96.1%	98.6%	+ 2.6%	96.0%	98.0%	+ 2.1%
New Listings	20	27	+ 35.0%	196	179	- 8.7%

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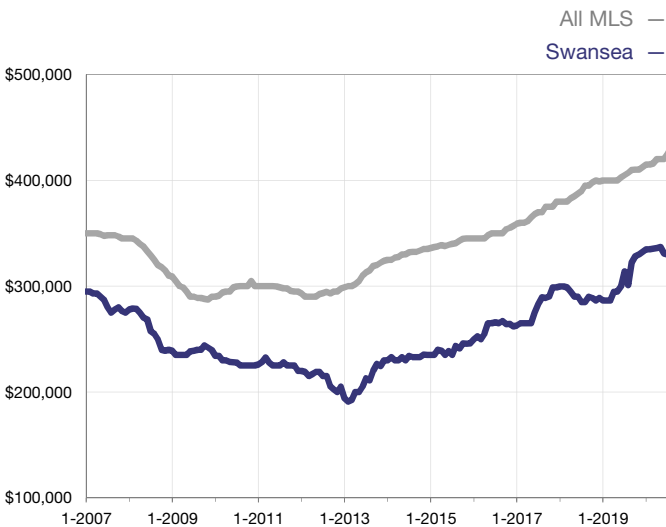
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$138,000	--
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%	0.0%	--	0.0%	72.7%	--
New Listings	0	0	--	1	1	0.0%

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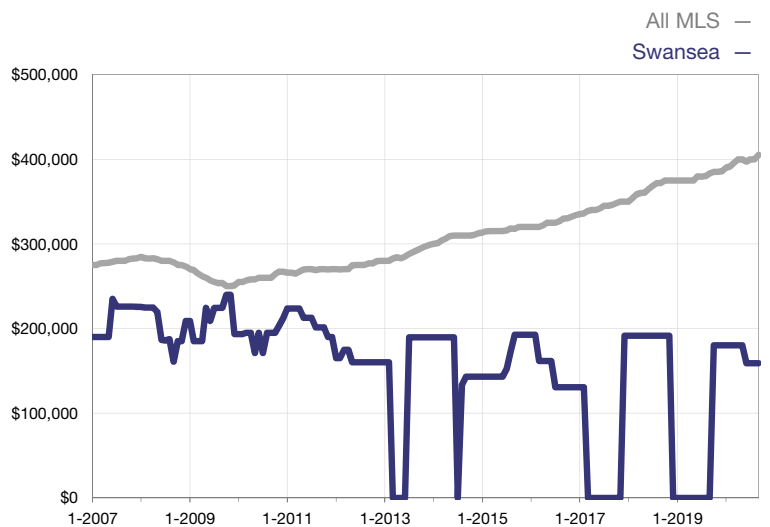
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Westport

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	17	+ 30.8%	112	131	+ 17.0%
Closed Sales	21	10	- 52.4%	116	111	- 4.3%
Median Sales Price*	\$405,000	\$416,000	+ 2.7%	\$438,500	\$419,900	- 4.2%
Inventory of Homes for Sale	87	48	- 44.8%	--	--	--
Months Supply of Inventory	6.4	3.5	- 45.3%	--	--	--
Cumulative Days on Market Until Sale	66	69	+ 4.5%	97	86	- 11.3%
Percent of Original List Price Received*	96.1%	94.8%	- 1.4%	94.4%	93.8%	- 0.6%
New Listings	20	20	0.0%	171	151	- 11.7%

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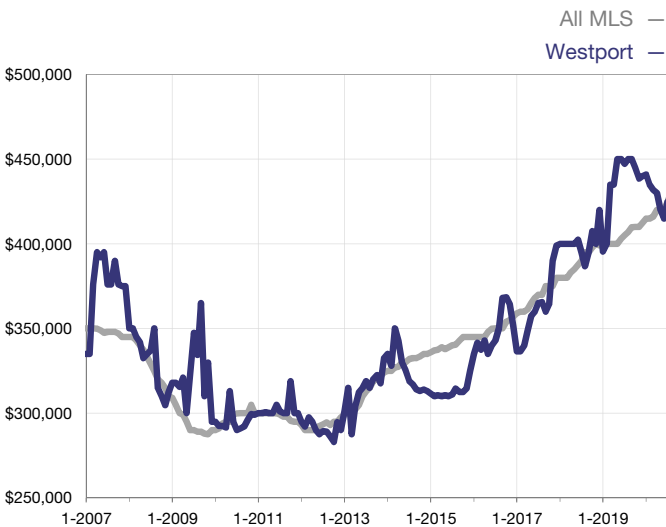
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	0	- 100.0%	5	1	- 80.0%
Closed Sales	0	0	--	5	2	- 60.0%
Median Sales Price*	\$0	\$0	--	\$359,000	\$374,500	+ 4.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	83	32	- 61.4%
Percent of Original List Price Received*	0.0%	0.0%	--	99.9%	100.8%	+ 0.9%
New Listings	0	0	--	5	1	- 80.0%

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