

Local Market Update – November 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

+ 6.9%

+ 23.2%

- 55.4%

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

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	94	94	0.0%	1,035	1,092	+ 5.5%
Closed Sales	92	99	+ 7.6%	969	1,008	+ 4.0%
Median Sales Price*	\$306,000	\$359,900	+ 17.6%	\$299,900	\$333,500	+ 11.2%
Inventory of Homes for Sale	295	118	- 60.0%	--	--	--
Months Supply of Inventory	3.4	1.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	79	36	- 54.1%	78	62	- 20.9%
Percent of Original List Price Received*	95.8%	100.0%	+ 4.4%	95.5%	98.2%	+ 2.8%
New Listings	84	94	+ 11.9%	1,336	1,185	- 11.3%

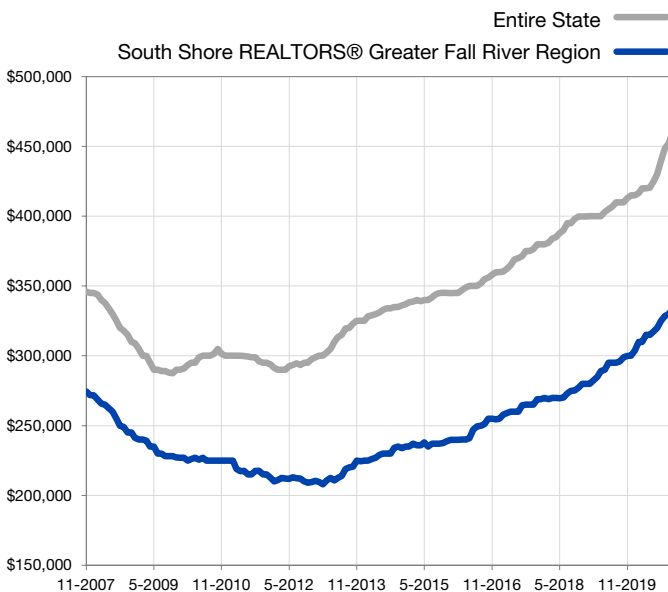
Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	14	+ 7.7%	111	114	+ 2.7%
Closed Sales	9	9	0.0%	103	98	- 4.9%
Median Sales Price*	\$125,000	\$215,000	+ 72.0%	\$168,000	\$172,550	+ 2.7%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	61	30	- 50.4%	59	38	- 34.5%
Percent of Original List Price Received*	98.7%	101.9%	+ 3.2%	95.7%	97.3%	+ 1.7%
New Listings	16	4	- 75.0%	134	151	+ 12.7%

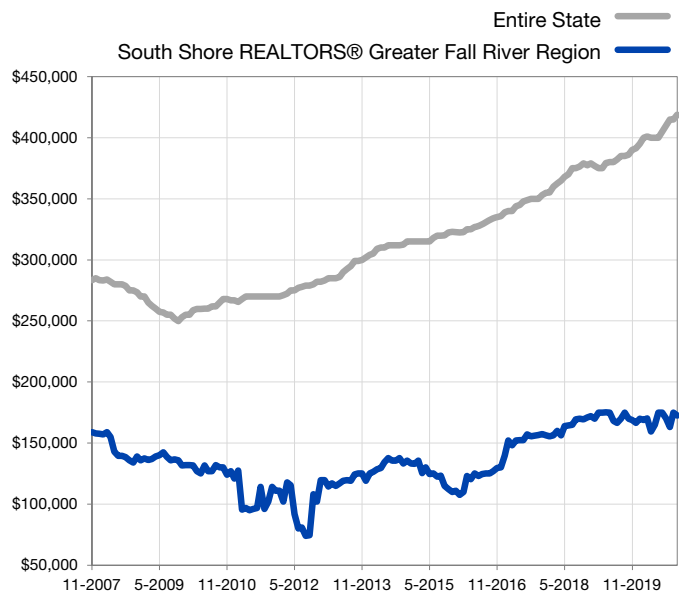
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.