

**HOUSING MARKET TALKING POINTS**  
**November 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 increased +6.9% over last November
- Median sales price all properties increased +23.2% over last November
- Inventory of all properties in November decreased -55.4% over last November

**DATA POINTS**

- November Single-Family closed home sales increased +7.6% (99 in 2020 vs. 92 in 2019)
- November Single-Family median prices increased +17.6% over last year (\$359,900 in 2020 vs \$306,000 in 2019)
- Single Family inventory in November decreased -60.0% (118 in 2020 vs. 295 in 2019)
- Single Family new listings added to the market in November increased +11.9% over last year (94 in 2020 vs. 84 in 2019)
  
- November condo closed sales remained the same as last November (9 in 2020 vs. 9 in 2019)
- November condo median prices increased +72.0% (\$215,000 in 2020 vs. \$125,000 in 2019)
- Condo inventory increased +9.5% (23 in 2020 vs. 21 in 2019)
- Condo listings added to the market decreased -75.0% (4 in 2020 vs. 16 in 2019)

**REALTOR®VALUE:**

- November Housing statistics reflect the eighth 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.