

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	37	38	+ 2.7%	357	401	+ 12.3%
Closed Sales	30	45	+ 50.0%	340	368	+ 8.2%
Median Sales Price*	\$266,500	\$349,900	+ 31.3%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	107	35	- 67.3%	--	--	--
Months Supply of Inventory	3.5	1.0	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	68	31	- 54.4%	81	55	- 32.1%
Percent of Original List Price Received*	96.3%	101.3%	+ 5.2%	95.8%	99.5%	+ 3.9%
New Listings	39	32	- 17.9%	476	421	- 11.6%

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

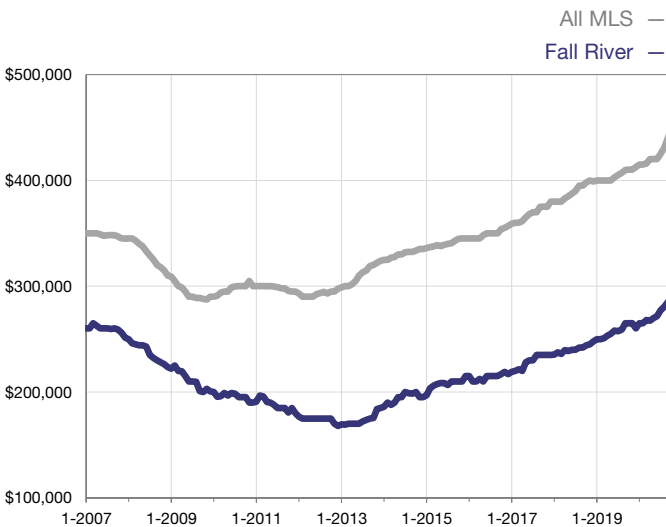
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	13	+ 8.3%	100	109	+ 9.0%
Closed Sales	9	8	- 11.1%	93	93	0.0%
Median Sales Price*	\$125,000	\$203,500	+ 62.8%	\$155,000	\$165,000	+ 6.5%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	61	31	- 49.2%	56	37	- 33.9%
Percent of Original List Price Received*	98.7%	102.0%	+ 3.3%	95.8%	97.4%	+ 1.7%
New Listings	15	3	- 80.0%	124	145	+ 16.9%

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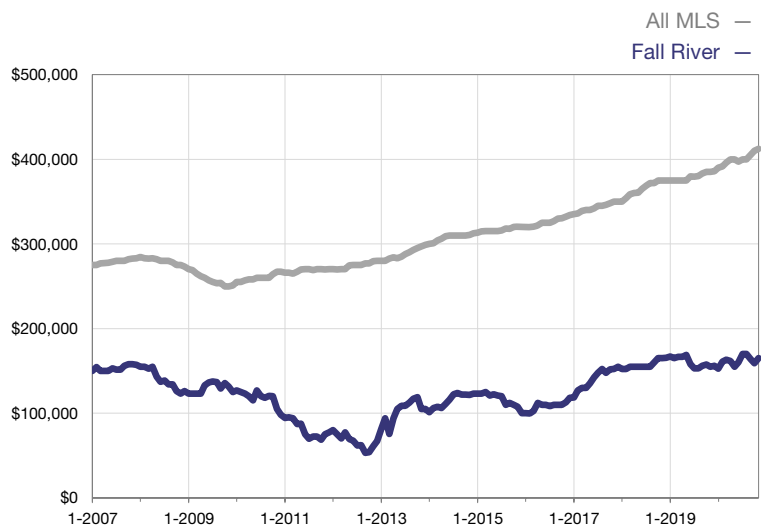
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Freetown

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	5	- 61.5%	108	85	- 21.3%
Closed Sales	9	6	- 33.3%	92	78	- 15.2%
Median Sales Price*	\$390,000	\$397,500	+ 1.9%	\$390,000	\$400,500	+ 2.7%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	78	44	- 43.6%	61	78	+ 27.9%
Percent of Original List Price Received*	97.4%	97.9%	+ 0.5%	96.3%	96.5%	+ 0.2%
New Listings	6	8	+ 33.3%	140	86	- 38.6%

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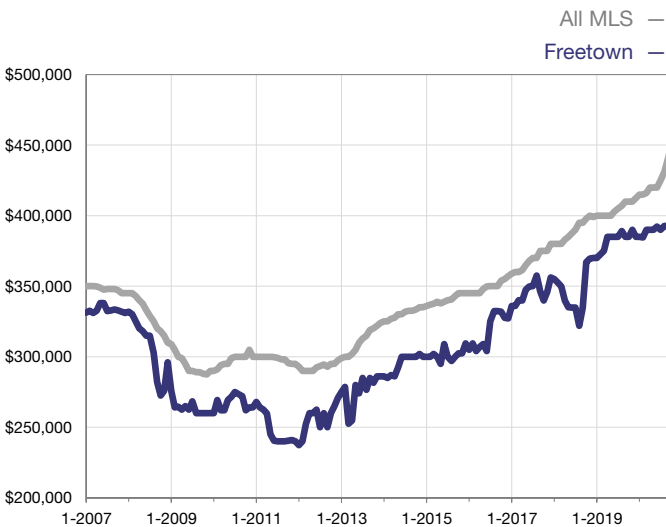
Condominium Properties

Key Metrics	November			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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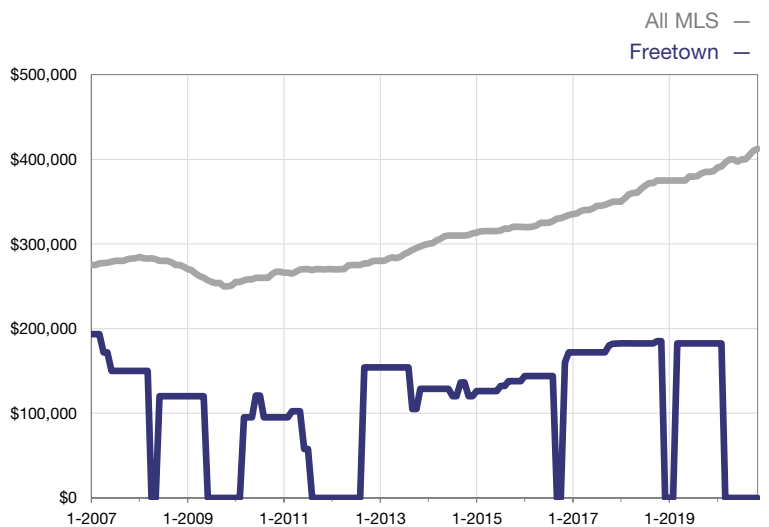
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Middleborough

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	19	20	+ 5.3%	249	283	+ 13.7%
Closed Sales	23	23	0.0%	249	257	+ 3.2%
Median Sales Price*	\$330,900	\$425,000	+ 28.4%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	71	33	- 53.5%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	48	39	- 18.8%	63	51	- 19.0%
Percent of Original List Price Received*	97.1%	100.3%	+ 3.3%	97.2%	98.7%	+ 1.5%
New Listings	20	24	+ 20.0%	318	314	- 1.3%

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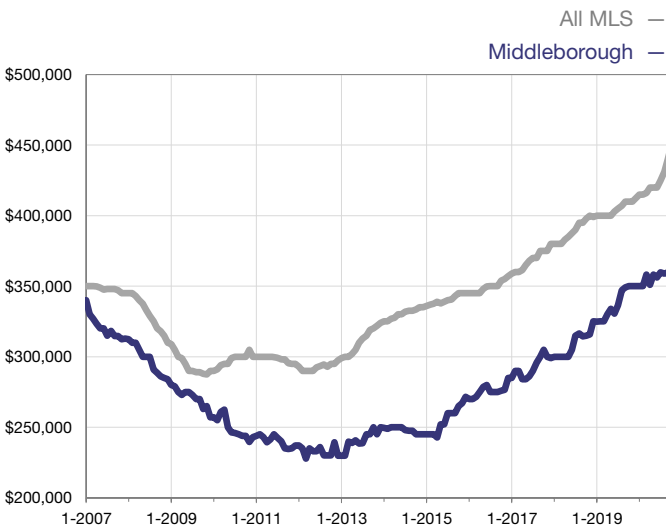
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	3	- 40.0%	33	25	- 24.2%
Closed Sales	3	4	+ 33.3%	27	23	- 14.8%
Median Sales Price*	\$265,000	\$337,450	+ 27.3%	\$265,000	\$336,000	+ 26.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	55	29	- 47.3%
Percent of Original List Price Received*	98.7%	98.0%	- 0.7%	97.2%	99.1%	+ 2.0%
New Listings	1	2	+ 100.0%	32	29	- 9.4%

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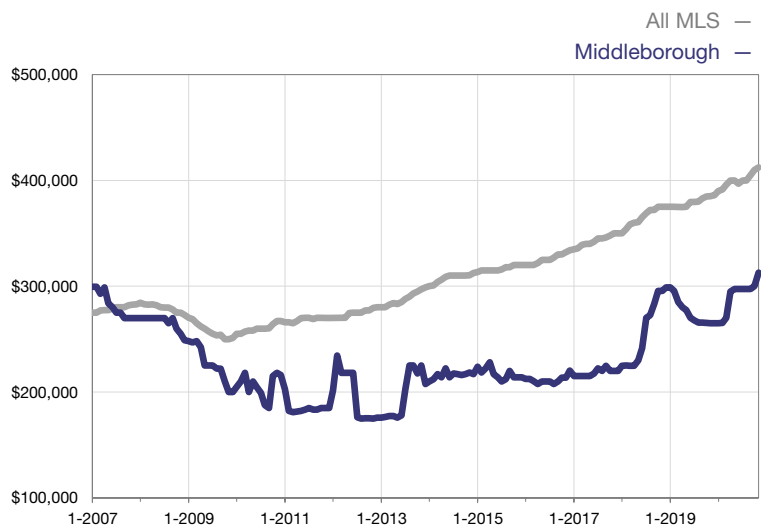
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Somerset

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	20	+ 33.3%	200	206	+ 3.0%
Closed Sales	25	12	- 52.0%	188	192	+ 2.1%
Median Sales Price*	\$310,000	\$332,450	+ 7.2%	\$289,450	\$329,000	+ 13.7%
Inventory of Homes for Sale	40	15	- 62.5%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	63	21	- 66.7%	65	43	- 33.8%
Percent of Original List Price Received*	96.4%	103.6%	+ 7.5%	95.8%	99.9%	+ 4.3%
New Listings	11	23	+ 109.1%	234	221	- 5.6%

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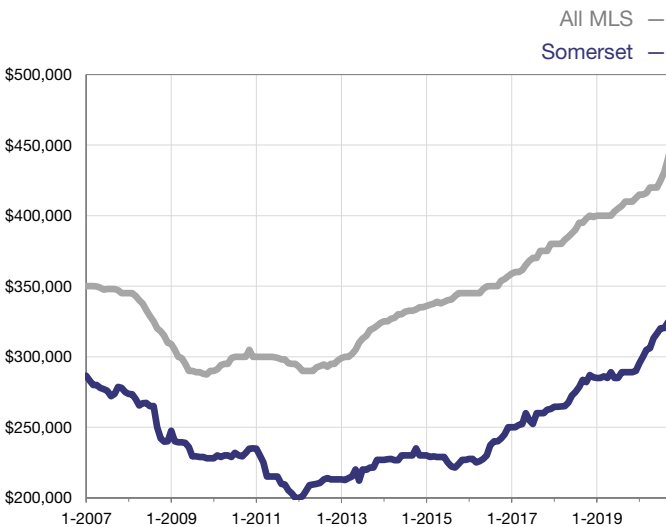
Condominium Properties

Key Metrics	November			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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
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	1	0	- 100.0%	2	0	- 100.0%

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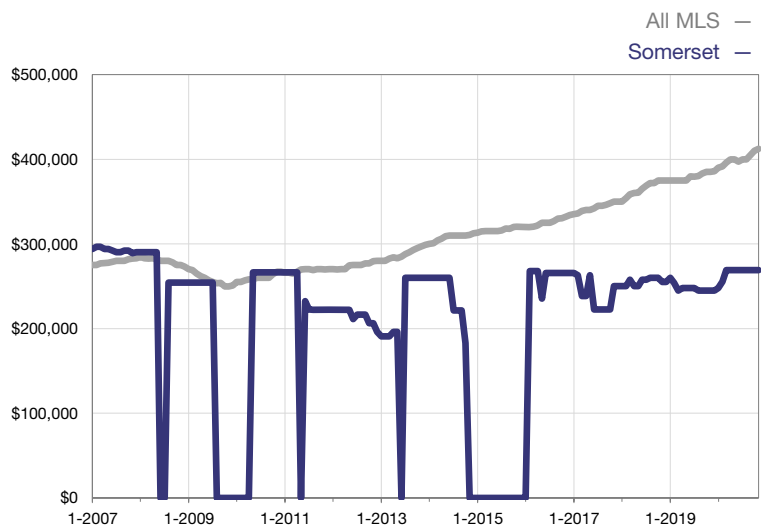
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Swansea

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	16	20	+ 25.0%	215	223	+ 3.7%
Closed Sales	10	20	+ 100.0%	195	196	+ 0.5%
Median Sales Price*	\$291,000	\$386,400	+ 32.8%	\$330,000	\$354,000	+ 7.3%
Inventory of Homes for Sale	43	17	- 60.5%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	51	43	- 15.7%	76	57	- 25.0%
Percent of Original List Price Received*	97.5%	99.6%	+ 2.2%	95.9%	98.7%	+ 2.9%
New Listings	15	17	+ 13.3%	256	248	- 3.1%

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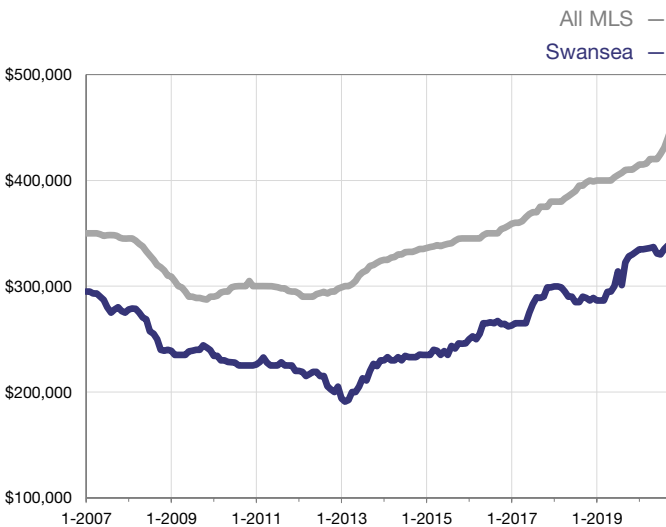
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$180,000	\$138,000	- 23.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	14	229	+ 1,535.7%
Percent of Original List Price Received*	0.0%	0.0%	--	86.1%	72.7%	- 15.6%
New Listings	0	0	--	2	1	- 50.0%

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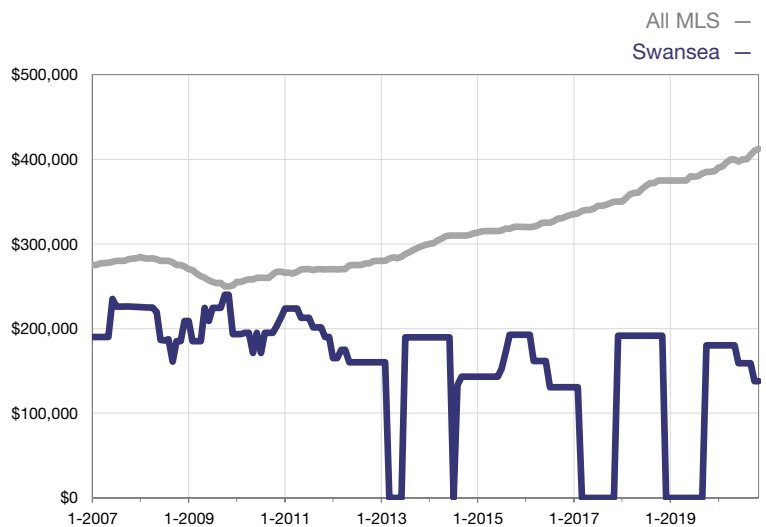
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Westport

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	11	- 15.4%	155	177	+ 14.2%
Closed Sales	18	16	- 11.1%	154	174	+ 13.0%
Median Sales Price*	\$409,500	\$443,750	+ 8.4%	\$444,750	\$450,000	+ 1.2%
Inventory of Homes for Sale	75	36	- 52.0%	--	--	--
Months Supply of Inventory	5.4	2.3	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	136	52	- 61.8%	104	96	- 7.7%
Percent of Original List Price Received*	92.4%	94.9%	+ 2.7%	93.9%	93.9%	0.0%
New Listings	13	14	+ 7.7%	230	209	- 9.1%

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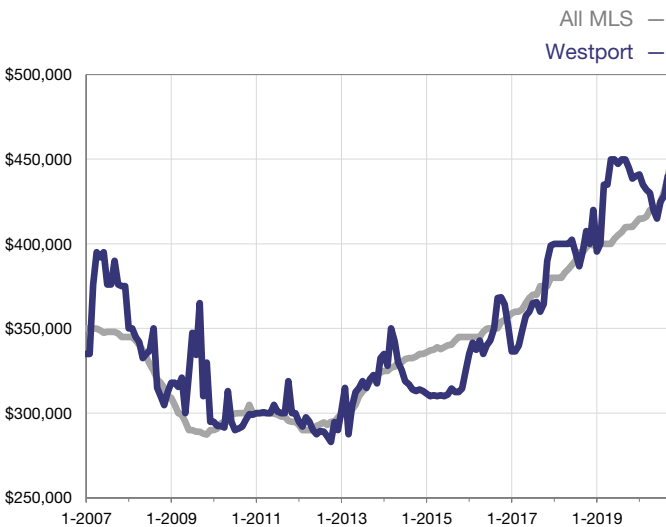
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	0	1	--	6	3	- 50.0%
Median Sales Price*	\$0	\$365,000	--	\$359,000	\$374,000	+ 4.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	22	--	84	28	- 66.7%
Percent of Original List Price Received*	0.0%	101.4%	--	96.5%	101.0%	+ 4.7%
New Listings	0	1	--	6	5	- 16.7%

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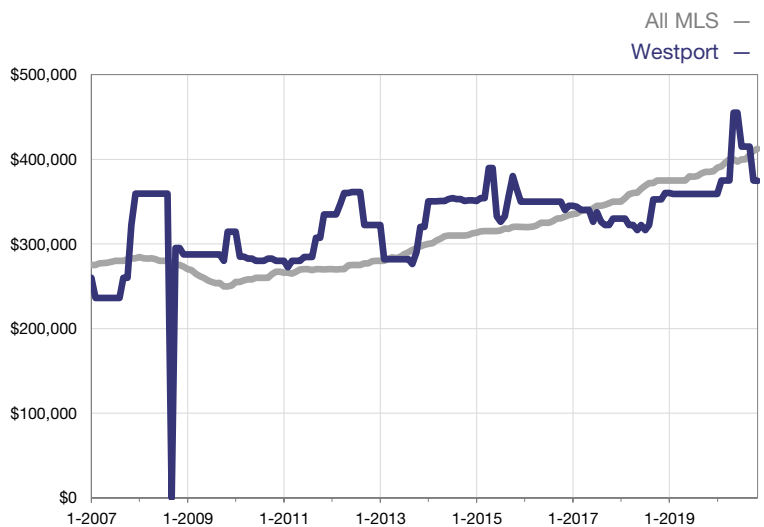
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