

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS® Greater Fall River Region

- 20.6%

+ 5.6%

- 74.5%

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

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	79	85	+ 7.6%	249	235	- 5.6%
Closed Sales	97	75	- 22.7%	235	221	- 6.0%
Median Sales Price*	\$320,900	\$350,000	+ 9.1%	\$318,250	\$344,000	+ 8.1%
Inventory of Homes for Sale	250	64	- 74.4%	--	--	--
Months Supply of Inventory	2.7	0.7	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	76	30	- 60.7%	80	34	- 57.3%
Percent of Original List Price Received*	96.7%	101.9%	+ 5.3%	95.9%	101.3%	+ 5.6%
New Listings	124	96	- 22.6%	313	237	- 24.3%

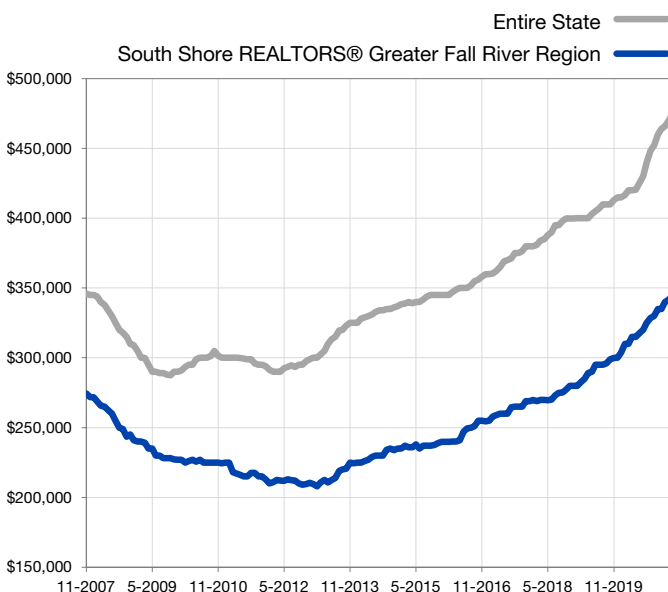
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	19	29	+ 52.6%
Closed Sales	10	10	0.0%	28	30	+ 7.1%
Median Sales Price*	\$187,050	\$187,500	+ 0.2%	\$179,500	\$209,000	+ 16.4%
Inventory of Homes for Sale	36	9	- 75.0%	--	--	--
Months Supply of Inventory	3.7	0.9	- 74.8%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 67.9%	24	43	+ 75.7%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	97.3%	95.6%	- 1.7%
New Listings	16	10	- 37.5%	43	24	- 44.2%

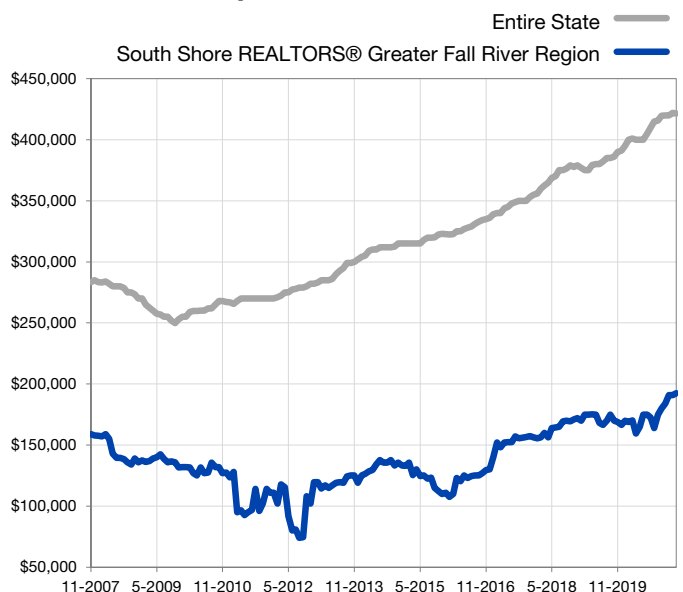
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.