

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	33	+ 26.9%	85	93	+ 9.4%
Closed Sales	33	30	- 9.1%	86	77	- 10.5%
Median Sales Price*	\$302,000	\$297,167	- 1.6%	\$280,000	\$311,000	+ 11.1%
Inventory of Homes for Sale	88	20	- 77.3%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	49	38	- 22.4%	63	39	- 38.1%
Percent of Original List Price Received*	98.8%	101.2%	+ 2.4%	98.2%	102.4%	+ 4.3%
New Listings	43	30	- 30.2%	110	91	- 17.3%

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

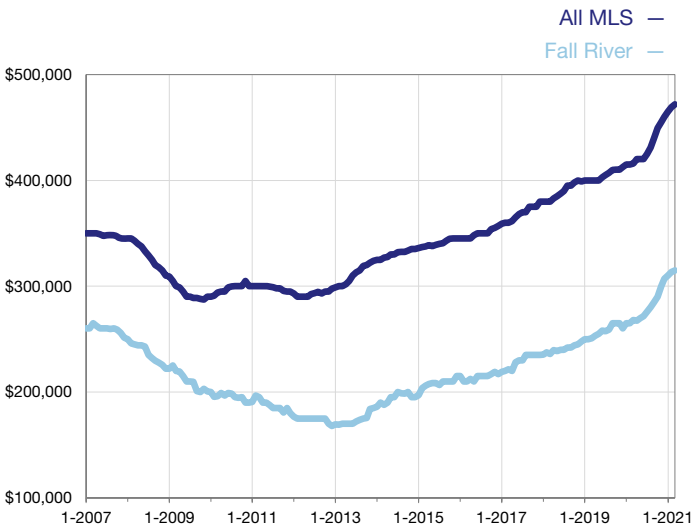
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	18	26	+ 44.4%
Closed Sales	10	9	- 10.0%	26	28	+ 7.7%
Median Sales Price*	\$187,050	\$153,000	- 18.2%	\$172,550	\$197,000	+ 14.2%
Inventory of Homes for Sale	35	9	- 74.3%	--	--	--
Months Supply of Inventory	3.8	1.0	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	22	38	+ 72.7%	25	43	+ 72.0%
Percent of Original List Price Received*	99.1%	97.5%	- 1.6%	97.0%	95.4%	- 1.6%
New Listings	16	9	- 43.8%	42	22	- 47.6%

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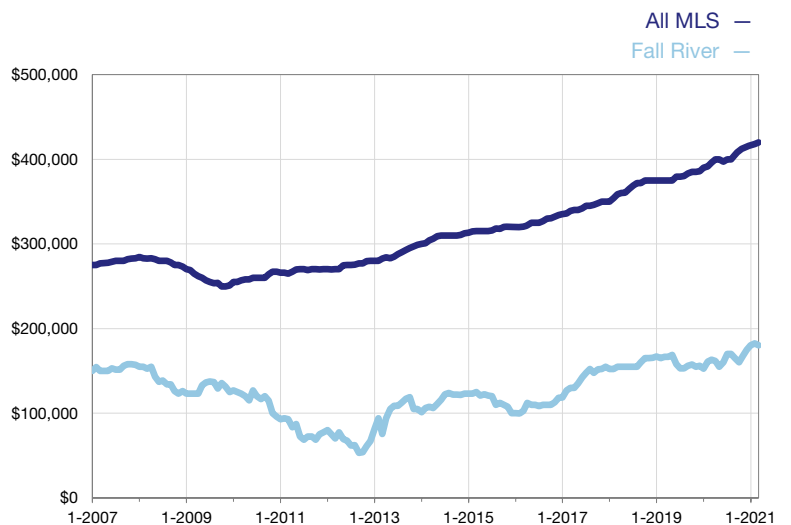
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Freetown

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	11	+ 450.0%	21	24	+ 14.3%
Closed Sales	12	7	- 41.7%	23	18	- 21.7%
Median Sales Price*	\$482,100	\$349,900	- 27.4%	\$401,000	\$349,900	- 12.7%
Inventory of Homes for Sale	23	6	- 73.9%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	103	16	- 84.5%	92	24	- 73.9%
Percent of Original List Price Received*	95.7%	101.1%	+ 5.6%	94.6%	98.7%	+ 4.3%
New Listings	6	12	+ 100.0%	20	23	+ 15.0%

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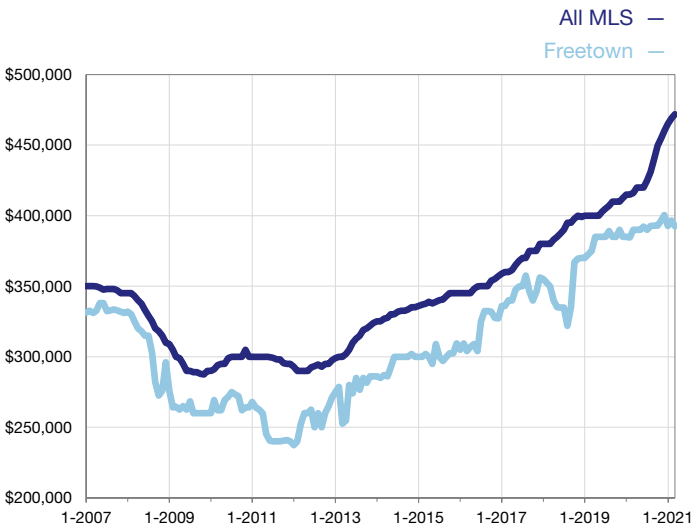
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	1	--	0	1	--

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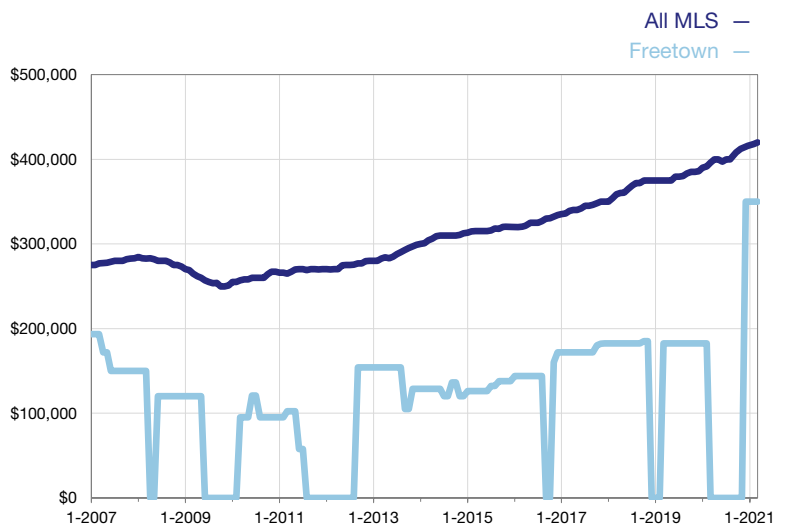
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Middleborough

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	31	18	- 41.9%	59	53	- 10.2%
Closed Sales	14	17	+ 21.4%	38	47	+ 23.7%
Median Sales Price*	\$400,000	\$437,500	+ 9.4%	\$362,500	\$425,000	+ 17.2%
Inventory of Homes for Sale	53	11	- 79.2%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	57	40	- 29.8%	67	38	- 43.3%
Percent of Original List Price Received*	97.9%	101.7%	+ 3.9%	96.0%	100.6%	+ 4.8%
New Listings	27	17	- 37.0%	77	52	- 32.5%

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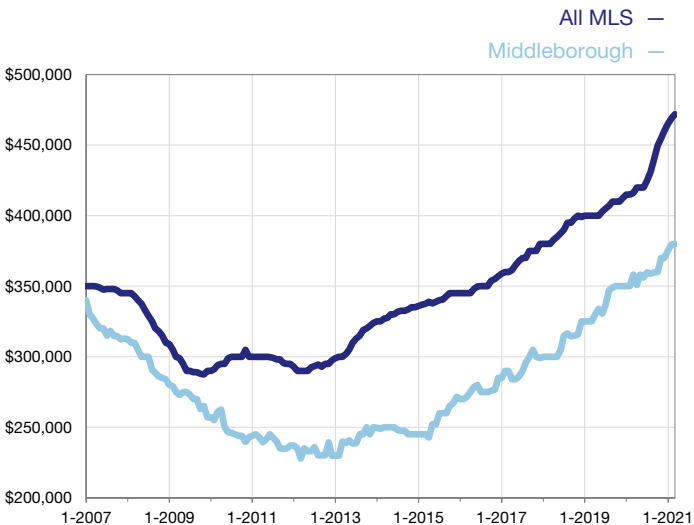
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	4	+ 300.0%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	3	4	+ 33.3%
Median Sales Price*	\$365,000	\$360,000	- 1.4%	\$365,000	\$337,500	- 7.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	4	47	+ 1,075.0%	13	74	+ 469.2%
Percent of Original List Price Received*	104.3%	95.9%	- 8.1%	100.5%	94.9%	- 5.6%
New Listings	0	4	--	3	7	+ 133.3%

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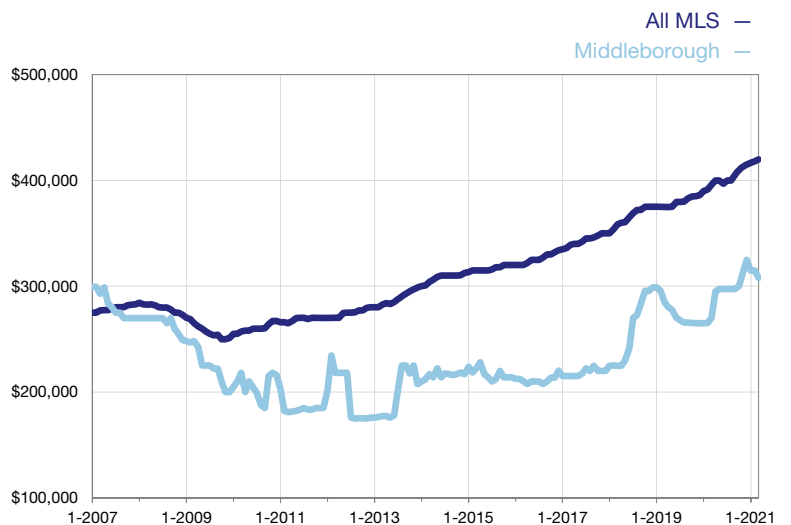
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Somerset

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	17	- 5.6%	56	46	- 17.9%
Closed Sales	23	13	- 43.5%	47	46	- 2.1%
Median Sales Price*	\$320,250	\$335,000	+ 4.6%	\$325,000	\$345,750	+ 6.4%
Inventory of Homes for Sale	37	13	- 64.9%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	43	34	- 20.9%	65	31	- 52.3%
Percent of Original List Price Received*	98.6%	101.2%	+ 2.6%	96.1%	100.2%	+ 4.3%
New Listings	20	18	- 10.0%	63	47	- 25.4%

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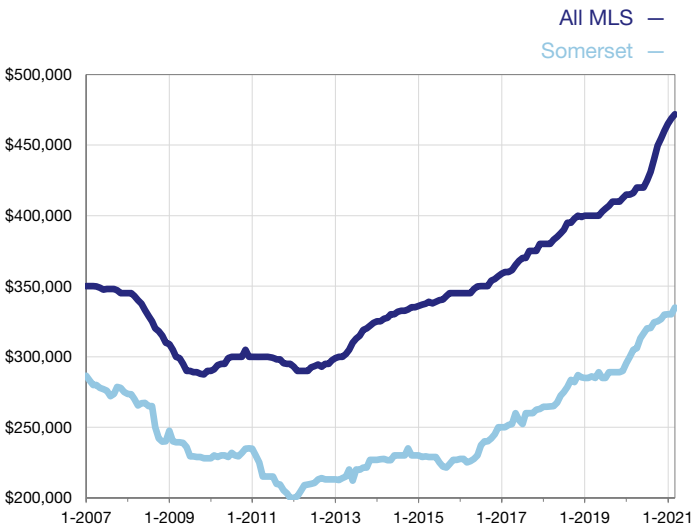
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$269,000	\$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	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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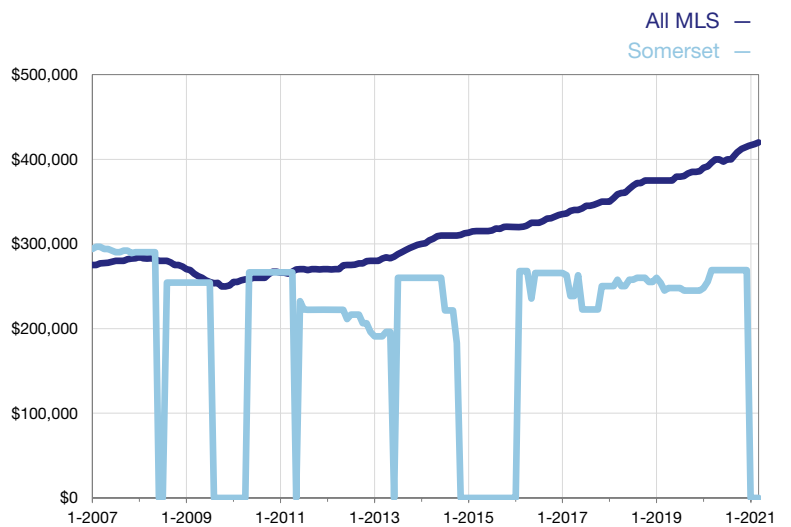
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Swansea

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	12	- 45.5%	48	33	- 31.3%
Closed Sales	13	12	- 7.7%	40	46	+ 15.0%
Median Sales Price*	\$335,000	\$378,000	+ 12.8%	\$332,250	\$350,000	+ 5.3%
Inventory of Homes for Sale	46	11	- 76.1%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	45	22	- 51.1%	83	29	- 65.1%
Percent of Original List Price Received*	96.0%	106.9%	+ 11.4%	96.1%	102.3%	+ 6.5%
New Listings	31	18	- 41.9%	72	42	- 41.7%

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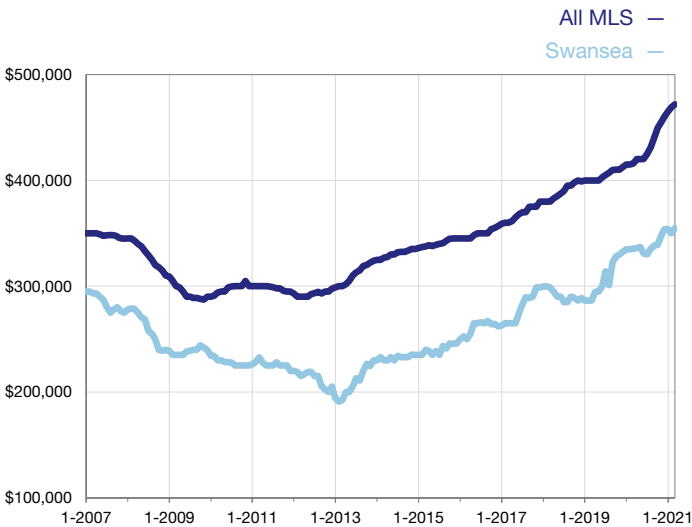
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$295,000	--	\$0	\$295,000	--
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	23	--	0	23	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	0	0	--	0	1	--

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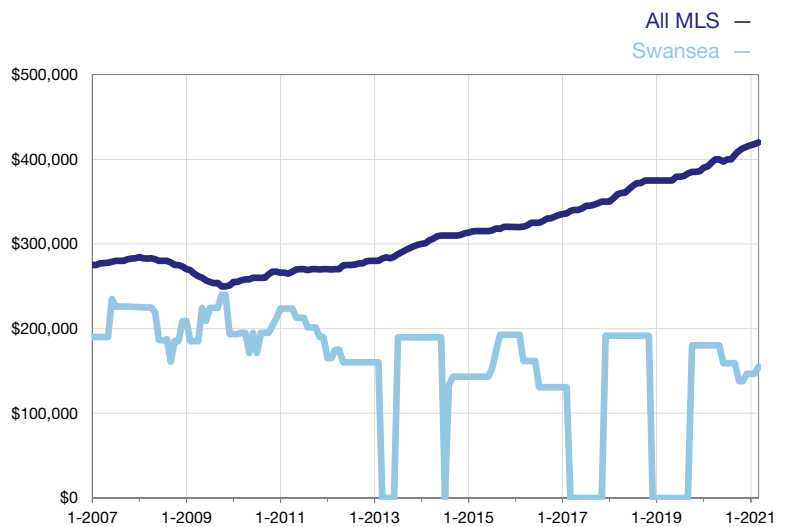
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Westport

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	12	+ 9.1%	39	39	0.0%
Closed Sales	16	13	- 18.8%	39	34	- 12.8%
Median Sales Price*	\$561,000	\$425,000	- 24.2%	\$410,000	\$437,500	+ 6.7%
Inventory of Homes for Sale	56	14	- 75.0%	--	--	--
Months Supply of Inventory	3.9	0.9	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	182	22	- 87.9%	124	40	- 67.7%
Percent of Original List Price Received*	90.8%	100.3%	+ 10.5%	91.3%	100.0%	+ 9.5%
New Listings	24	18	- 25.0%	48	34	- 29.2%

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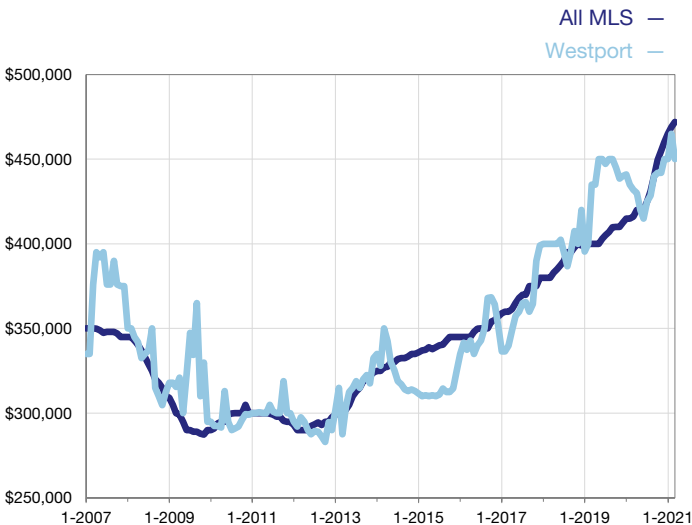
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$375,000	\$356,000	- 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	61	+ 205.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.6%	97.5%	- 4.0%
New Listings	0	0	--	1	0	- 100.0%

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