

**HOUSING MARKET TALKING POINTS**  
**June 2021**

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 +20.9% over last June
- Median sales price all properties increased +22.3% over last June
- Inventory of all properties in June decreased -49.3% over last June

**DATA POINTS**

- June Single-Family closed home sales increased +12.5% (90 in 2021 vs. 80 in 2020)
- June Single-Family median prices increased +24.7% over last year (\$383,000 in 2021 vs \$307,250 in 2020)
- Single Family inventory in June decreased -48.1% (94 in 2021 vs. 181 in 2020)
- Single Family new listings added to the market in June increased +12.1% over last year (139 in 2021 vs. 124 in 2020)
  
- June condo closed sales increased +133.3% from last June (14 in 2021 vs. 6 in 2020)
- June condo median prices decreased -1.3% (\$186,450 in 2021 vs. \$189,000 in 2020)
- Condo inventory decreased -57.1% (12 in 2021 vs. 28 in 2020)
- Condo listings added to the market decreased -7.1% (13 in 2021 vs. 14 in 2020)

**REALTOR®VALUE:**

- June Housing statistics reflect the first month COVID-19 restrictions were lifted in MA. COVID-19 restrictions went into effect on March 24, 2020 and remained in effect for 14th months.
- 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.