

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**+ 20.9%**

**+ 22.3%**

**- 49.3%**

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

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	136	102	- 25.0%	557	510	- 8.4%
Closed Sales	80	90	+ 12.5%	458	453	- 1.1%
Median Sales Price*	\$307,250	<b>\$383,000</b>	+ 24.7%	\$320,900	<b>\$370,000</b>	+ 15.3%
Inventory of Homes for Sale	181	94	- 48.1%	--	--	--
Months Supply of Inventory	2.0	1.0	- 48.9%	--	--	--
Cumulative Days on Market Until Sale	80	34	- 57.8%	72	34	- 53.0%
Percent of Original List Price Received*	96.9%	101.4%	+ 4.6%	96.8%	101.7%	+ 5.0%
New Listings	124	139	+ 12.1%	614	569	- 7.3%

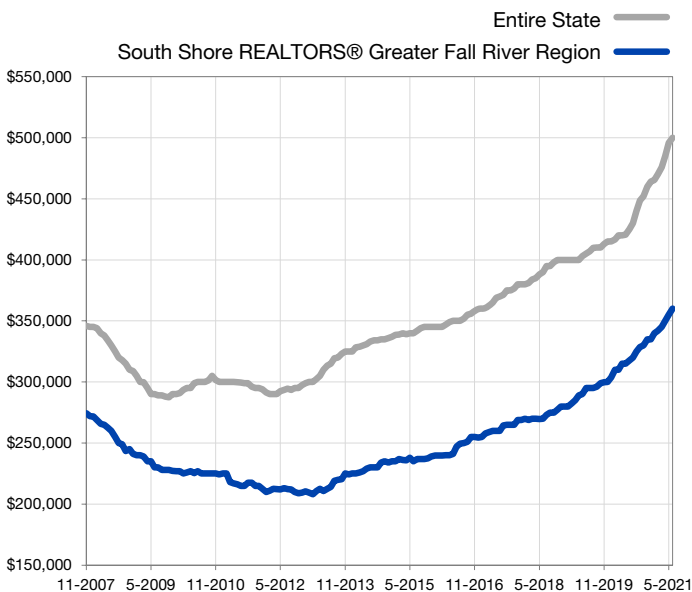
### Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	46	73	+ 58.7%
Closed Sales	6	14	+ 133.3%	45	65	+ 44.4%
Median Sales Price*	\$189,000	<b>\$186,450</b>	- 1.3%	\$160,000	<b>\$220,000</b>	+ 37.5%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	3.0	1.1	- 64.1%	--	--	--
Cumulative Days on Market Until Sale	75	34	- 55.5%	36	34	- 5.2%
Percent of Original List Price Received*	92.1%	103.0%	+ 11.8%	95.8%	99.0%	+ 3.4%
New Listings	14	13	- 7.1%	74	73	- 1.4%

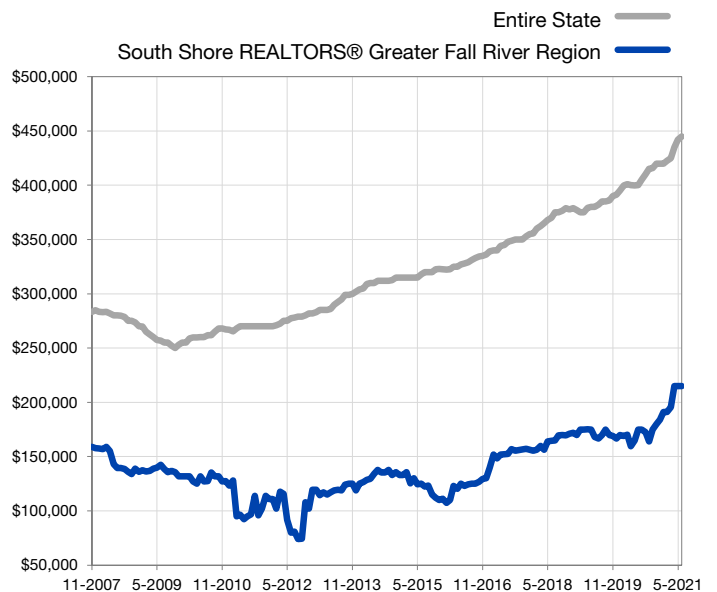
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.