

**HOUSING MARKET TALKING POINTS**  
**July 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 +20.1% over last July
- Median sales price all properties increased +16.9% over last July
- Inventory of all properties in July decreased -31.7% over last July

**DATA POINTS**

- July Single-Family closed home sales decreased -26.2% (96 in 2021 vs. 130 in 2020)
- July Single-Family median prices increased +21.1% over last year (\$402,500 in 2021 vs \$332,500 in 2020)
- Single Family inventory in July decreased -33.3% (114 in 2021 vs. 171 in 2020)
- Single Family new listings added to the market in July increased +16.7% over last year (147 in 2021 vs. 126 in 2020)
  
- July condo closed sales increased +66.7% from last July (15 in 2021 vs. 9 in 2020)
- July condo median prices increased +29.5% (\$285,000 in 2021 vs. \$220,000 in 2020)
- Condo inventory decreased -21.4% (22 in 2021 vs. 28 in 2020)
- Condo listings added to the market increased +35.3% (23 in 2021 vs. 17 in 2020)

**REALTOR®VALUE:**

- July Housing statistics reflect the second 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.