

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 7.3%

+ 19.5%

- 21.9%

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	109	102	- 6.4%	787	722	- 8.3%
Closed Sales	110	106	- 3.6%	698	663	- 5.0%
Median Sales Price*	\$339,000	\$390,000	+ 15.0%	\$325,000	\$375,900	+ 15.7%
Inventory of Homes for Sale	163	138	- 15.3%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	53	35	- 32.7%	66	33	- 50.5%
Percent of Original List Price Received*	98.7%	103.4%	+ 4.8%	97.6%	102.4%	+ 4.9%
New Listings	109	133	+ 22.0%	849	850	+ 0.1%

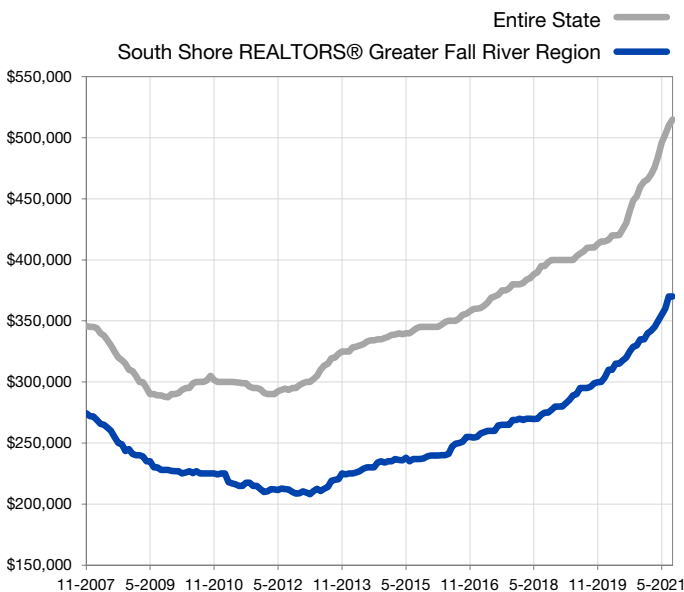
Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	20	+ 81.8%	71	101	+ 42.3%
Closed Sales	13	8	- 38.5%	67	89	+ 32.8%
Median Sales Price*	\$196,100	\$205,000	+ 4.5%	\$175,000	\$222,000	+ 26.9%
Inventory of Homes for Sale	33	15	- 54.5%	--	--	--
Months Supply of Inventory	3.6	1.3	- 63.5%	--	--	--
Cumulative Days on Market Until Sale	41	17	- 57.3%	40	32	- 21.4%
Percent of Original List Price Received*	97.0%	100.1%	+ 3.2%	96.4%	99.7%	+ 3.4%
New Listings	16	13	- 18.8%	107	109	+ 1.9%

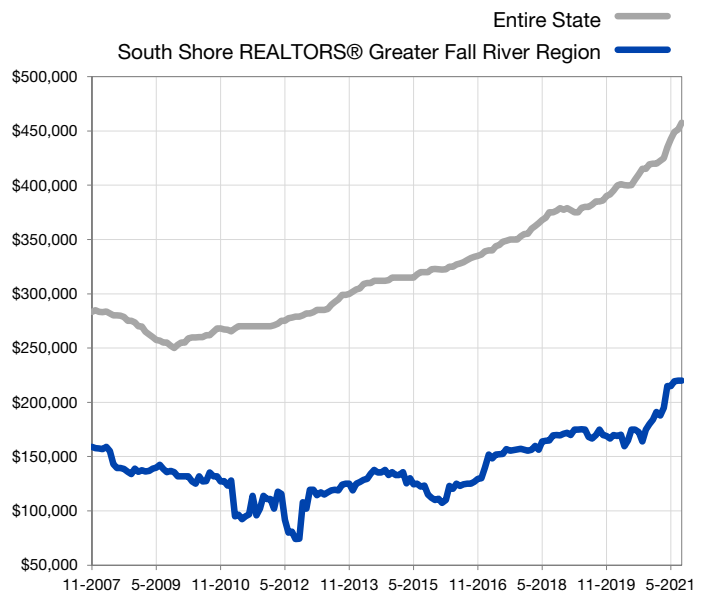
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.