

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	40	26	- 35.0%	282	265	- 6.0%
Closed Sales	45	38	- 15.6%	247	248	+ 0.4%
Median Sales Price*	\$295,000	\$350,000	+ 18.6%	\$290,000	\$343,000	+ 18.3%
Inventory of Homes for Sale	54	41	- 24.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	53	25	- 52.8%	64	34	- 46.9%
Percent of Original List Price Received*	98.8%	105.7%	+ 7.0%	98.5%	103.1%	+ 4.7%
New Listings	37	44	+ 18.9%	303	300	- 1.0%

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

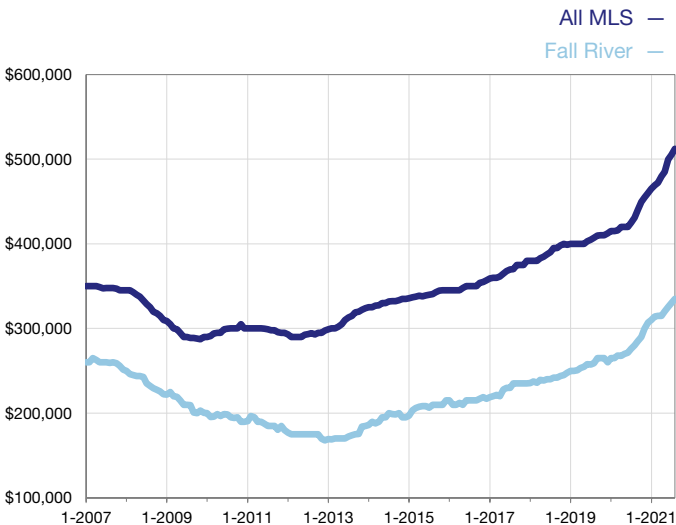
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	19	+ 72.7%	69	92	+ 33.3%
Closed Sales	13	8	- 38.5%	63	82	+ 30.2%
Median Sales Price*	\$196,100	\$205,000	+ 4.5%	\$170,100	\$219,450	+ 29.0%
Inventory of Homes for Sale	31	12	- 61.3%	--	--	--
Months Supply of Inventory	3.6	1.1	- 69.4%	--	--	--
Cumulative Days on Market Until Sale	41	17	- 58.5%	38	30	- 21.1%
Percent of Original List Price Received*	97.0%	100.1%	+ 3.2%	96.6%	99.5%	+ 3.0%
New Listings	15	9	- 40.0%	104	98	- 5.8%

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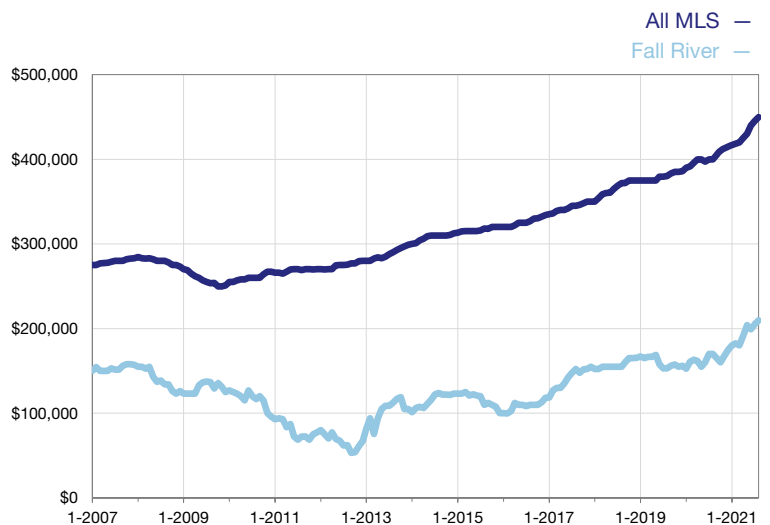
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Freetown

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	63	58	- 7.9%
Closed Sales	9	8	- 11.1%	61	56	- 8.2%
Median Sales Price*	\$425,000	\$480,000	+ 12.9%	\$401,000	\$417,500	+ 4.1%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	69	21	- 69.6%	85	29	- 65.9%
Percent of Original List Price Received*	97.1%	105.5%	+ 8.7%	95.5%	101.4%	+ 6.2%
New Listings	6	10	+ 66.7%	54	76	+ 40.7%

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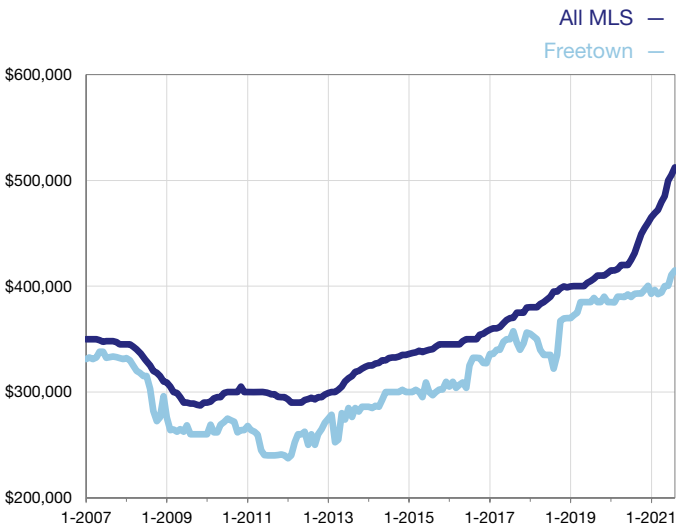
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$277,500	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	20	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	105.6%	--
New Listings	0	0	--	1	2	+ 100.0%

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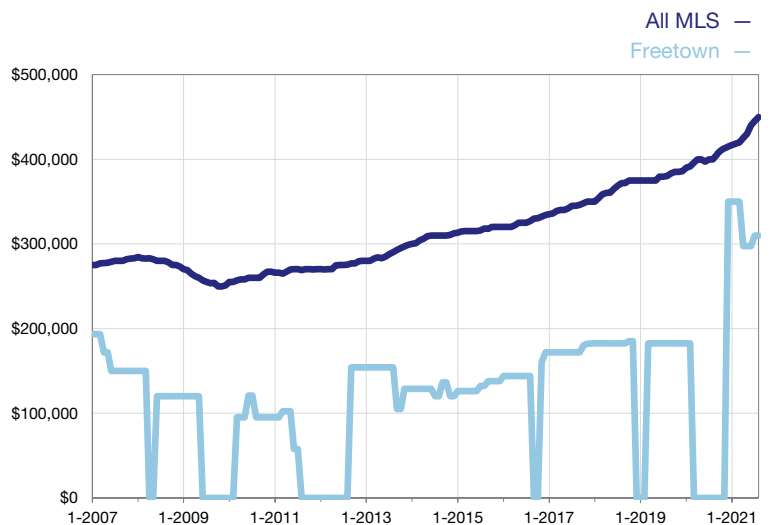
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Middleborough

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	31	- 3.1%	204	183	- 10.3%
Closed Sales	36	24	- 33.3%	174	163	- 6.3%
Median Sales Price*	\$367,000	\$475,500	+ 29.6%	\$365,000	\$430,000	+ 17.8%
Inventory of Homes for Sale	49	13	- 73.5%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	51	25	- 51.0%	59	31	- 47.5%
Percent of Original List Price Received*	100.1%	103.2%	+ 3.1%	97.8%	101.7%	+ 4.0%
New Listings	42	34	- 19.0%	232	194	- 16.4%

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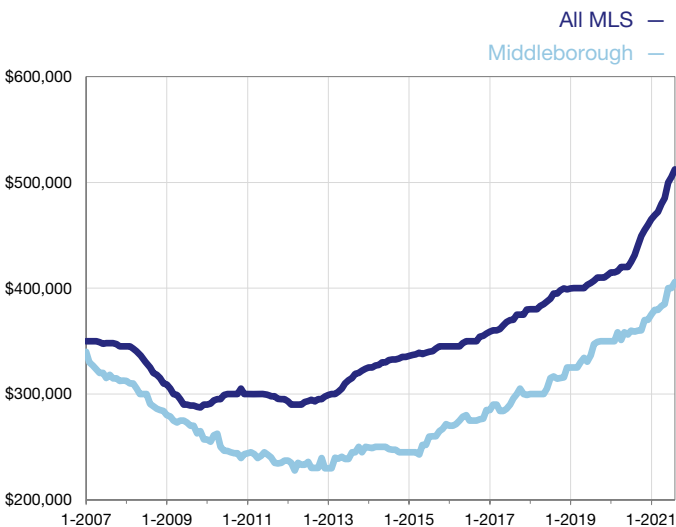
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	2	- 77.8%	17	16	- 5.9%
Closed Sales	2	1	- 50.0%	8	15	+ 87.5%
Median Sales Price*	\$298,750	\$335,000	+ 12.1%	\$337,500	\$315,000	- 6.7%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	15	9	- 40.0%	13	33	+ 153.8%
Percent of Original List Price Received*	99.8%	101.5%	+ 1.7%	99.8%	99.2%	- 0.6%
New Listings	8	2	- 75.0%	23	16	- 30.4%

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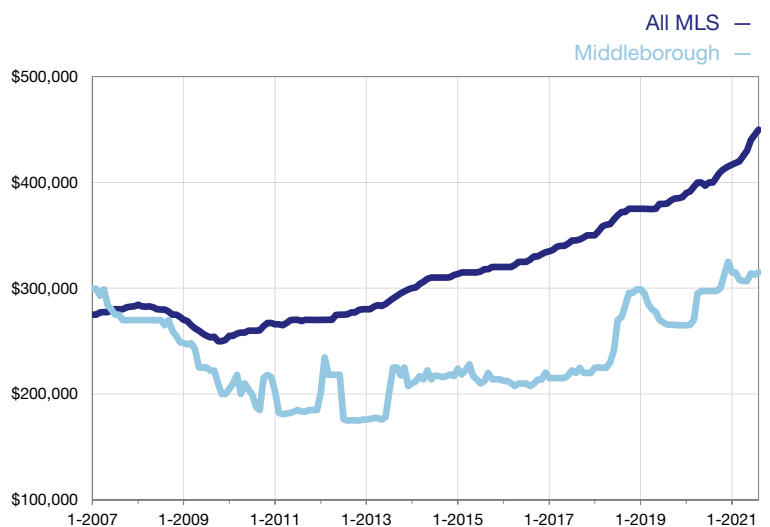
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Somerset

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	25	+ 47.1%	157	157	0.0%
Closed Sales	20	19	- 5.0%	150	141	- 6.0%
Median Sales Price*	\$342,500	\$395,000	+ 15.3%	\$325,000	\$370,000	+ 13.8%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	36	18	- 50.0%	47	27	- 42.6%
Percent of Original List Price Received*	101.2%	103.7%	+ 2.5%	99.2%	102.7%	+ 3.5%
New Listings	19	34	+ 78.9%	163	178	+ 9.2%

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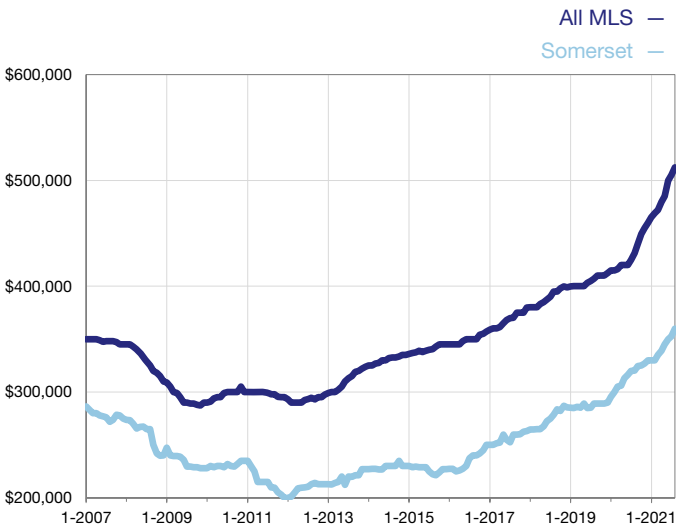
Condominium Properties

Key Metrics	August			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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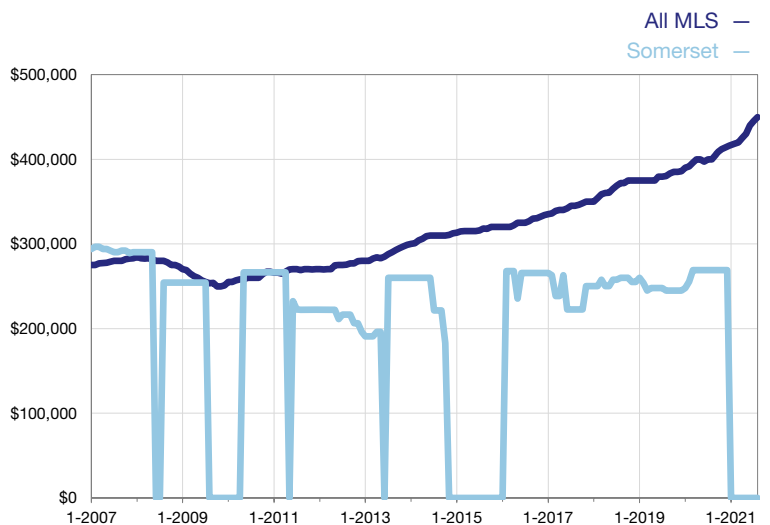
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Swansea

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	30	23	- 23.3%	156	117	- 25.0%
Closed Sales	26	23	- 11.5%	129	111	- 14.0%
Median Sales Price*	\$353,000	\$434,900	+ 23.2%	\$335,000	\$380,000	+ 13.4%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	54	28	- 48.1%	64	29	- 54.7%
Percent of Original List Price Received*	98.6%	103.1%	+ 4.6%	98.0%	102.7%	+ 4.8%
New Listings	27	25	- 7.4%	179	154	- 14.0%

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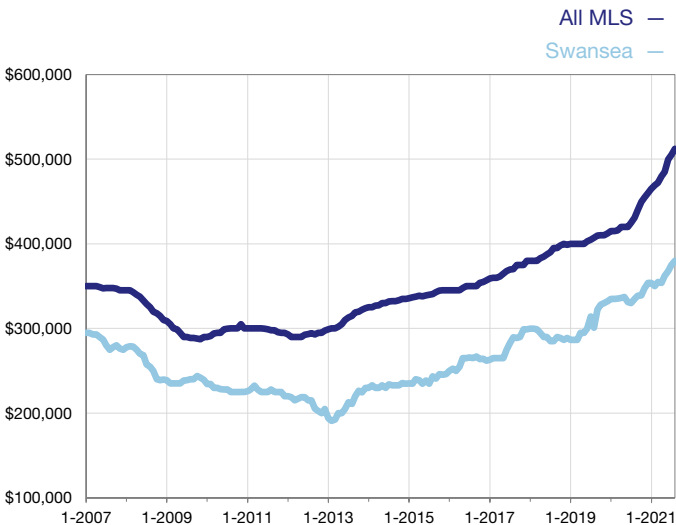
Condominium Properties

Key Metrics	August			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	--	\$138,000	\$295,000	+ 113.8%
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	0	--	229	23	- 90.0%
Percent of Original List Price Received*	0.0%	0.0%	--	72.7%	100.0%	+ 37.6%
New Listings	1	0	- 100.0%	1	1	0.0%

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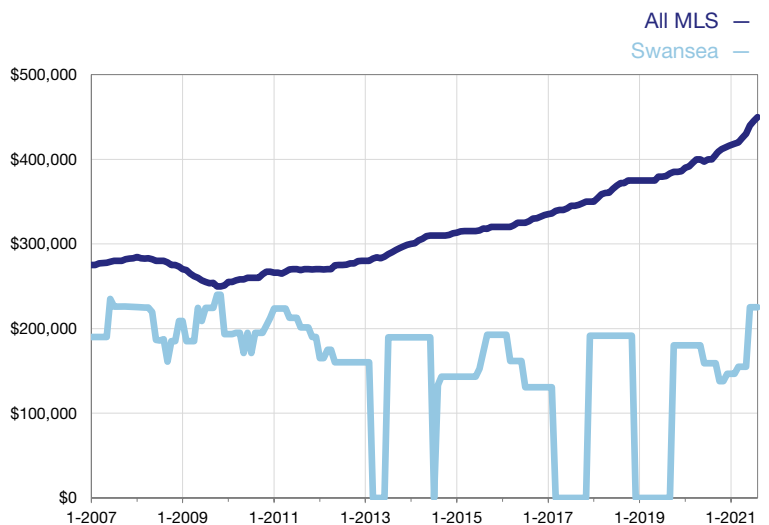
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Westport

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	21	+ 23.5%	129	125	- 3.1%
Closed Sales	10	18	+ 80.0%	111	107	- 3.6%
Median Sales Price*	\$416,000	\$645,000	+ 55.0%	\$419,900	\$511,000	+ 21.7%
Inventory of Homes for Sale	52	27	- 48.1%	--	--	--
Months Supply of Inventory	3.8	1.8	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	69	92	+ 33.3%	86	44	- 48.8%
Percent of Original List Price Received*	94.8%	97.8%	+ 3.2%	93.8%	100.3%	+ 6.9%
New Listings	20	20	0.0%	150	142	- 5.3%

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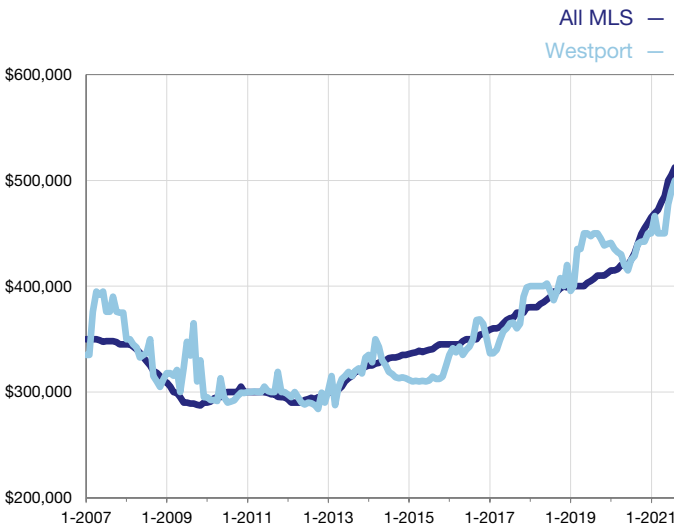
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	6	+ 500.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$374,500	\$333,000	- 11.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	32	69	+ 115.6%
Percent of Original List Price Received*	0.0%	0.0%	--	100.8%	100.7%	- 0.1%
New Listings	0	4	--	1	8	+ 700.0%

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