

HOUSING MARKET TALKING POINTS
August 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 decreased -7.3% over last August
- Median sales price all properties increased +19.5% over last August
- Inventory of all properties in August decreased -21.9% over last August

DATA POINTS

- August Single-Family closed home sales decreased -3.6% (106 in 2021 vs. 110 in 2020)
- August Single-Family median prices increased +15.0% over last year (\$390,000 in 2021 vs \$339,000 in 2020)
- Single Family inventory in August decreased -15.3% (138 in 2021 vs. 163 in 2020)
- Single Family new listings added to the market in August increased +22.0% over last year (133 in 2021 vs. 109 in 2020)

- August condo closed sales decreased -38.5% from last August (8 in 2021 vs. 13 in 2020)
- August condo median prices increased +4.5% (\$205,000 in 2021 vs. \$196,100 in 2020)
- Condo inventory decreased -54.5% (15 in 2021 vs. 33 in 2020)
- Condo listings added to the market decreased -18.8% (13 in 2021 vs. 16 in 2020)

REALTOR®VALUE:

- August Housing statistics reflect the third month COVID-19 restrictions were lifted in MA. COVID-19 restrictions went into effect on March 24, 2020 and remained in effect until May 2021.
- 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.