

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	31	- 32.6%	360	328	- 8.9%
Closed Sales	41	27	- 34.1%	325	309	- 4.9%
Median Sales Price*	\$321,000	\$355,000	+ 10.6%	\$299,450	\$350,000	+ 16.9%
Inventory of Homes for Sale	52	51	- 1.9%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	50	22	- 56.0%	59	31	- 47.5%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	99.3%	102.7%	+ 3.4%
New Listings	36	45	+ 25.0%	389	382	- 1.8%

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

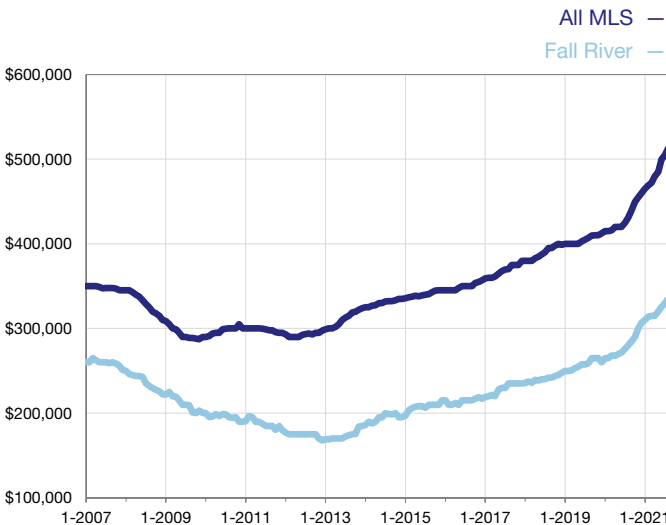
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	7	- 56.3%	92	107	+ 16.3%
Closed Sales	7	9	+ 28.6%	86	106	+ 23.3%
Median Sales Price*	\$158,000	\$247,500	+ 56.6%	\$162,500	\$212,000	+ 30.5%
Inventory of Homes for Sale	42	17	- 59.5%	--	--	--
Months Supply of Inventory	4.9	1.6	- 67.3%	--	--	--
Cumulative Days on Market Until Sale	36	24	- 33.3%	39	31	- 20.5%
Percent of Original List Price Received*	98.7%	101.1%	+ 2.4%	97.0%	99.7%	+ 2.8%
New Listings	25	9	- 64.0%	141	122	- 13.5%

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

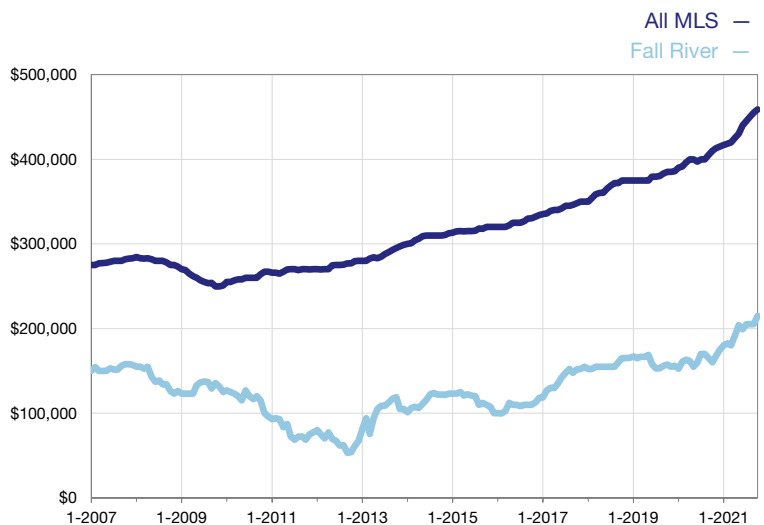
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Freetown

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	10	+ 11.1%	79	70	- 11.4%
Closed Sales	6	4	- 33.3%	73	68	- 6.8%
Median Sales Price*	\$444,950	\$477,500	+ 7.3%	\$401,000	\$417,500	+ 4.1%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	91	91	0.0%	80	33	- 58.8%
Percent of Original List Price Received*	98.4%	99.7%	+ 1.3%	96.4%	101.6%	+ 5.4%
New Listings	16	13	- 18.8%	77	97	+ 26.0%

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

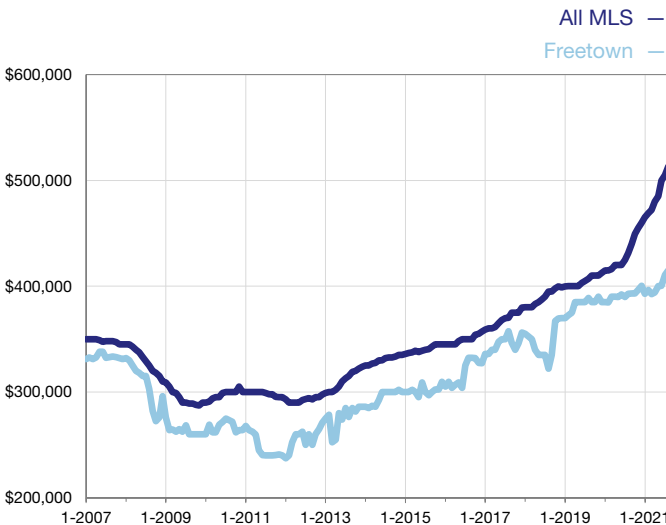
Condominium Properties

Key Metrics	October			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%

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

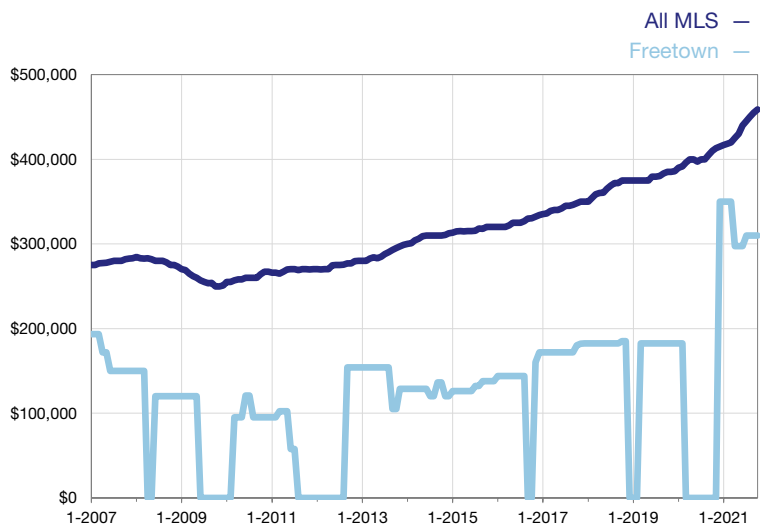
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	28	+ 3.7%	260	225	- 13.5%
Closed Sales	40	21	- 47.5%	234	210	- 10.3%
Median Sales Price*	\$365,000	\$412,000	+ 12.9%	\$365,000	\$430,000	+ 17.8%
Inventory of Homes for Sale	43	21	- 51.2%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	52	32	- 38.5%
Percent of Original List Price Received*	101.3%	100.9%	- 0.4%	98.6%	101.4%	+ 2.8%
New Listings	30	25	- 16.7%	290	250	- 13.8%

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

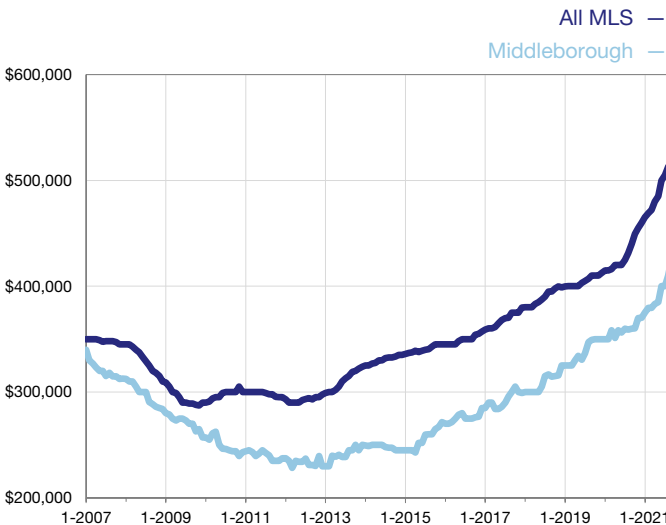
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	22	19	- 13.6%
Closed Sales	6	1	- 83.3%	19	18	- 5.3%
Median Sales Price*	\$355,250	\$312,000	- 12.2%	\$336,000	\$313,950	- 6.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	10	- 58.3%	28	28	0.0%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	99.3%	99.2%	- 0.1%
New Listings	1	0	- 100.0%	27	18	- 33.3%

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

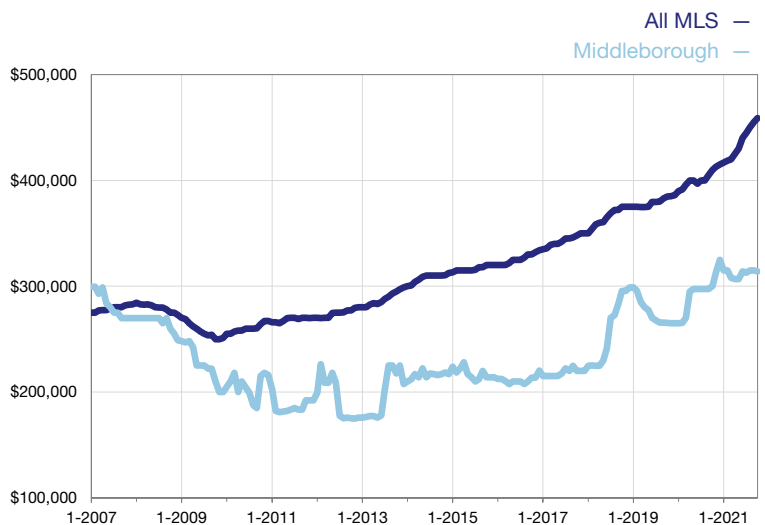
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	24	+ 84.6%	183	196	+ 7.1%
Closed Sales	15	24	+ 60.0%	180	188	+ 4.4%
Median Sales Price*	\$358,000	\$380,000	+ 6.1%	\$328,250	\$377,500	+ 15.0%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	44	28	- 36.4%
Percent of Original List Price Received*	102.7%	101.3%	- 1.4%	99.7%	102.9%	+ 3.2%
New Listings	21	28	+ 33.3%	198	218	+ 10.1%

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

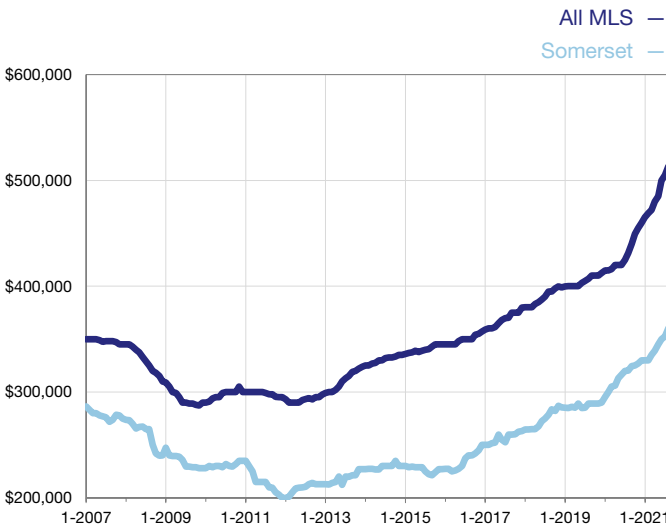
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
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	1	--

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

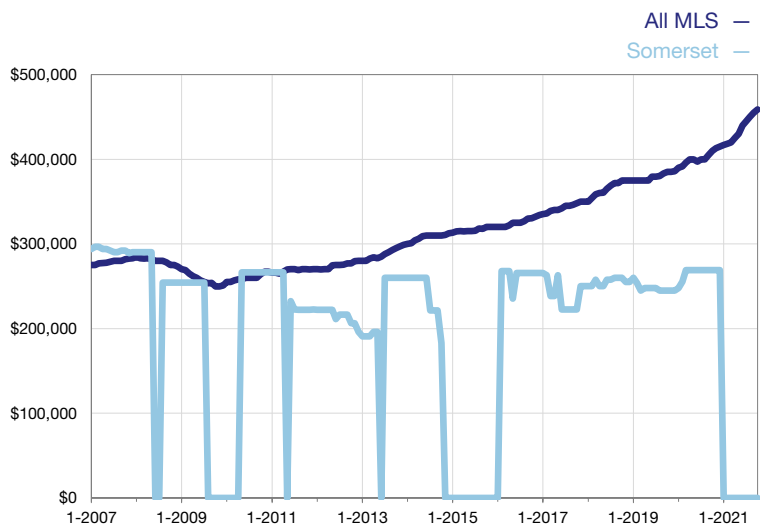
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	22	- 15.4%	201	151	- 24.9%
Closed Sales	22	17	- 22.7%	176	149	- 15.3%
Median Sales Price*	\$365,000	\$389,000	+ 6.6%	\$350,000	\$380,000	+ 8.6%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	39	32	- 17.9%	59	29	- 50.8%
Percent of Original List Price Received*	101.7%	97.0%	- 4.6%	98.6%	101.5%	+ 2.9%
New Listings	30	20	- 33.3%	230	191	- 17.0%

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

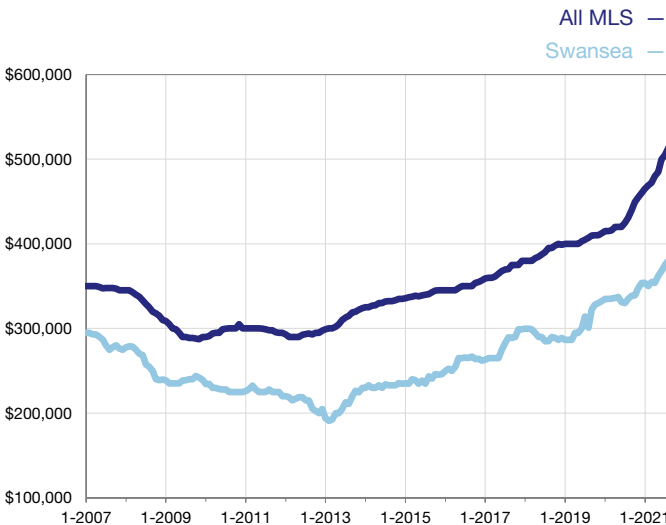
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$138,000	\$295,000	+ 113.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
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	0	0	--	1	3	+ 200.0%

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

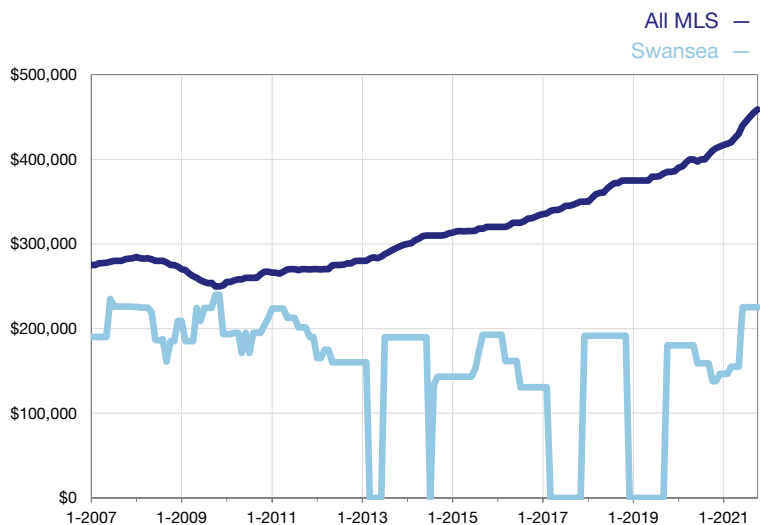
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	10	- 54.5%	165	149	- 9.7%
Closed Sales	26	20	- 23.1%	158	143	- 9.5%
Median Sales Price*	\$480,000	\$509,000	+ 6.0%	\$450,000	\$525,900	+ 16.9%
Inventory of Homes for Sale	42	22	- 47.6%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	110	49	- 55.5%	100	43	- 57.0%
Percent of Original List Price Received*	91.2%	98.1%	+ 7.6%	93.8%	99.8%	+ 6.4%
New Listings	24	7	- 70.8%	195	169	- 13.3%

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

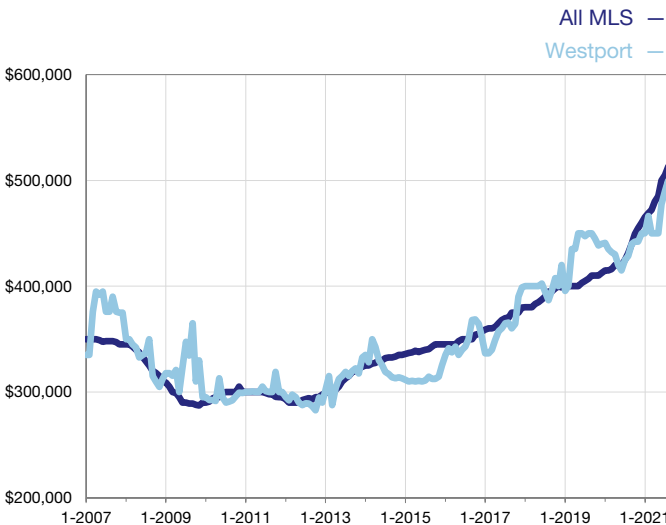
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	2	10	+ 400.0%
Closed Sales	0	2	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$450,000	--	\$374,500	\$400,000	+ 6.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	32	47	+ 46.9%
Percent of Original List Price Received*	0.0%	102.2%	--	100.8%	101.8%	+ 1.0%
New Listings	3	1	- 66.7%	4	10	+ 150.0%

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

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

