

Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 4.5%

+ 11.4%

- 31.9%

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	88	112	+ 27.3%	1,076	992	- 7.8%
Closed Sales	101	94	- 6.9%	1,013	949	- 6.3%
Median Sales Price*	\$354,000	\$397,750	+ 12.4%	\$333,700	\$380,000	+ 13.9%
Inventory of Homes for Sale	153	108	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 10.4%	62	32	- 48.2%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.4%	98.3%	101.9%	+ 3.7%
New Listings	94	92	- 2.1%	1,182	1,148	- 2.9%

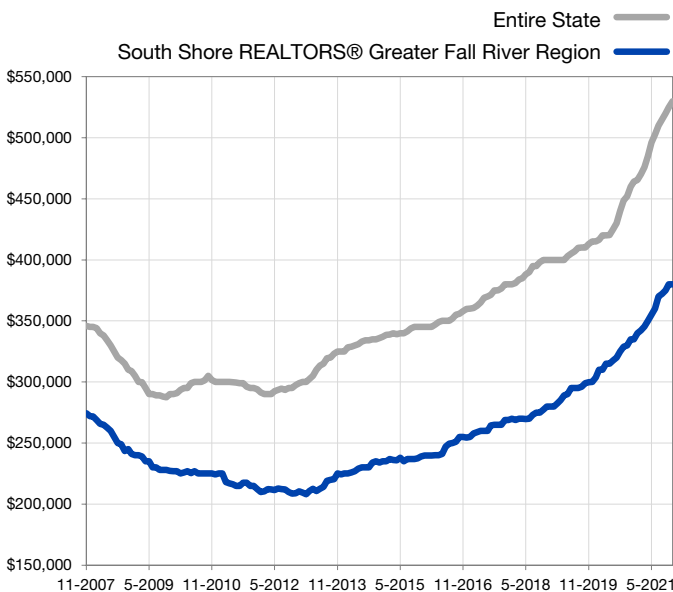
Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	16	+ 33.3%	108	134	+ 24.1%
Closed Sales	9	11	+ 22.2%	99	129	+ 30.3%
Median Sales Price*	\$215,000	\$344,000	+ 60.0%	\$175,000	\$226,000	+ 29.1%
Inventory of Homes for Sale	35	20	- 42.9%	--	--	--
Months Supply of Inventory	3.9	1.7	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 14.5%	39	33	- 17.2%
Percent of Original List Price Received*	101.9%	100.5%	- 1.3%	97.3%	99.8%	+ 2.6%
New Listings	4	17	+ 325.0%	152	155	+ 2.0%

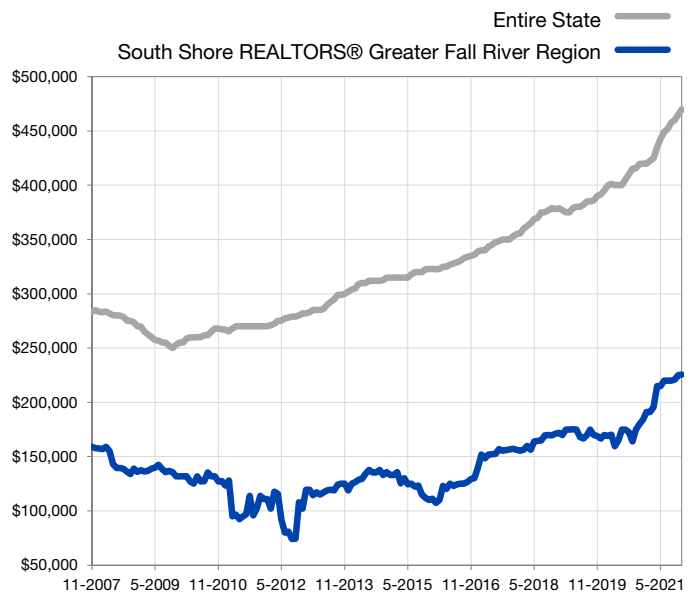
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.