

# Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	36	<b>39</b>	+ 8.3%	396	<b>363</b>	- 8.3%
Closed Sales	45	<b>36</b>	- 20.0%	370	<b>343</b>	- 7.3%
Median Sales Price*	\$349,900	<b>\$395,300</b>	+ 13.0%	\$300,000	<b>\$355,000</b>	+ 18.3%
Inventory of Homes for Sale	45	<b>48</b>	+ 6.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.5</b>	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	31	<b>27</b>	- 12.9%	56	<b>31</b>	- 44.6%
Percent of Original List Price Received*	101.3%	<b>101.1%</b>	- 0.2%	99.5%	<b>102.6%</b>	+ 3.1%
New Listings	32	<b>37</b>	+ 15.6%	420	<b>419</b>	- 0.2%

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

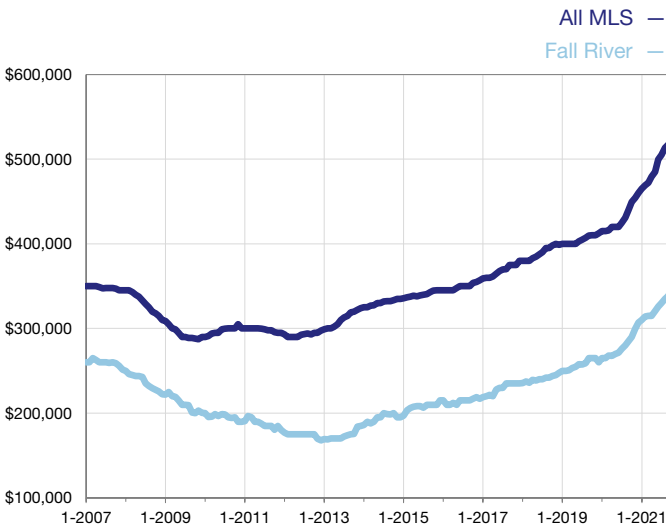
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	<b>15</b>	+ 36.4%	103	<b>119</b>	+ 15.5%
Closed Sales	8	<b>9</b>	+ 12.5%	94	<b>117</b>	+ 24.5%
Median Sales Price*	\$203,500	<b>\$278,000</b>	+ 36.6%	\$167,550	<b>\$220,000</b>	+ 31.3%
Inventory of Homes for Sale	32	<b>19</b>	- 40.6%	--	--	--
Months Supply of Inventory	3.8	<b>1.8</b>	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	31	<b>40</b>	+ 29.0%	38	<b>32</b>	- 15.8%
Percent of Original List Price Received*	102.0%	<b>99.3%</b>	- 2.6%	97.4%	<b>99.5%</b>	+ 2.2%
New Listings	3	<b>15</b>	+ 400.0%	145	<b>137</b>	- 5.5%

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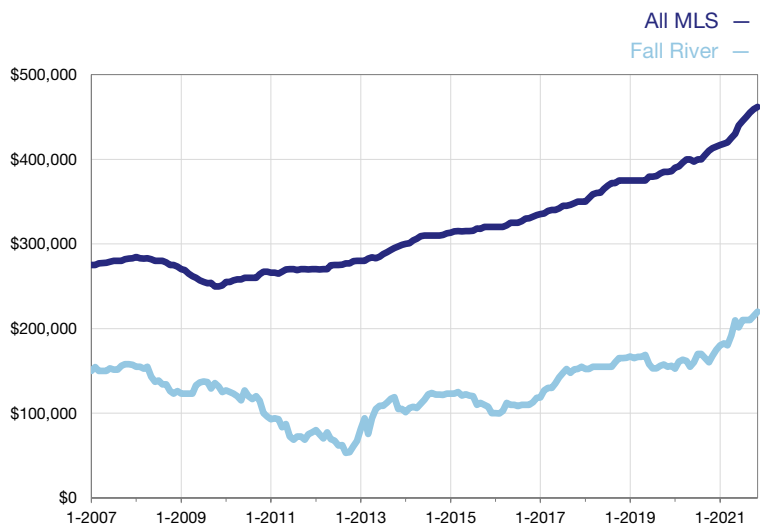
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Freetown

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	9	+ 125.0%	83	78	- 6.0%
Closed Sales	6	4	- 33.3%	79	72	- 8.9%
Median Sales Price*	\$397,500	<b>\$465,000</b>	+ 17.0%	\$401,000	<b>\$423,725</b>	+ 5.7%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 11.4%	77	33	- 57.1%
Percent of Original List Price Received*	97.9%	105.5%	+ 7.8%	96.5%	101.8%	+ 5.5%
New Listings	8	4	- 50.0%	85	101	+ 18.8%

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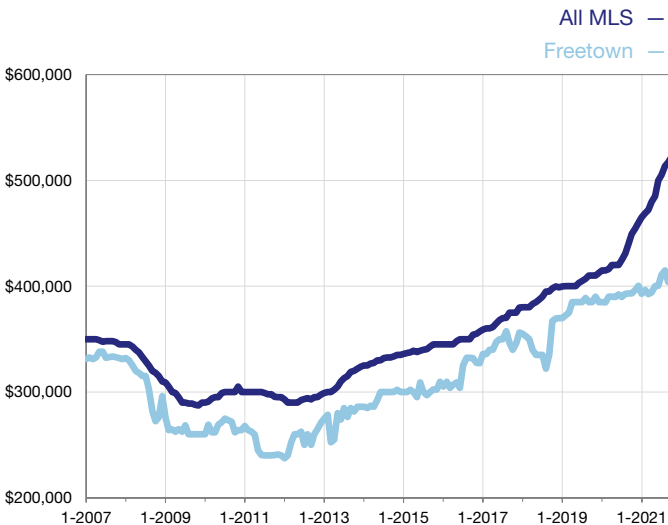
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$277,500</b>	--
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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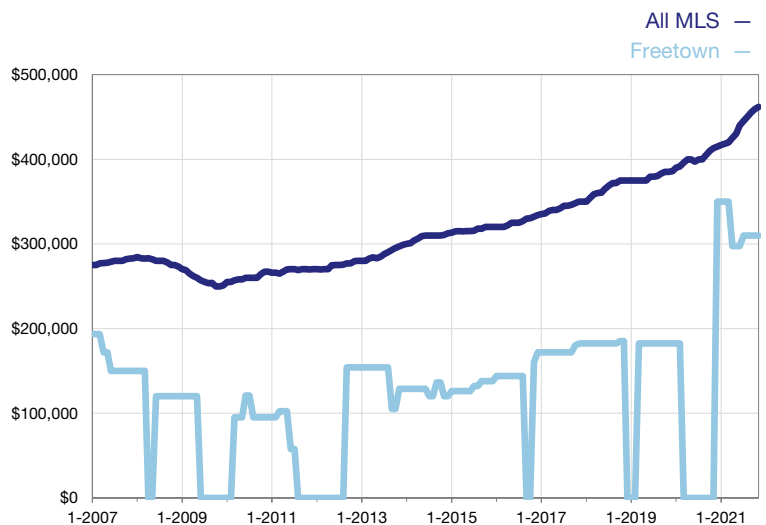
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Rolling 12-Month Calculation



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## Middleborough

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	25	+ 31.6%	279	248	- 11.1%
Closed Sales	26	27	+ 3.8%	260	238	- 8.5%
Median Sales Price*	\$429,000	<b>\$449,900</b>	+ 4.9%	\$370,000	<b>\$430,000</b>	+ 16.2%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	53	26	- 50.9%	52	32	- 38.5%
Percent of Original List Price Received*	100.3%	99.5%	- 0.8%	98.7%	101.2%	+ 2.5%
New Listings	25	28	+ 12.0%	315	277	- 12.1%

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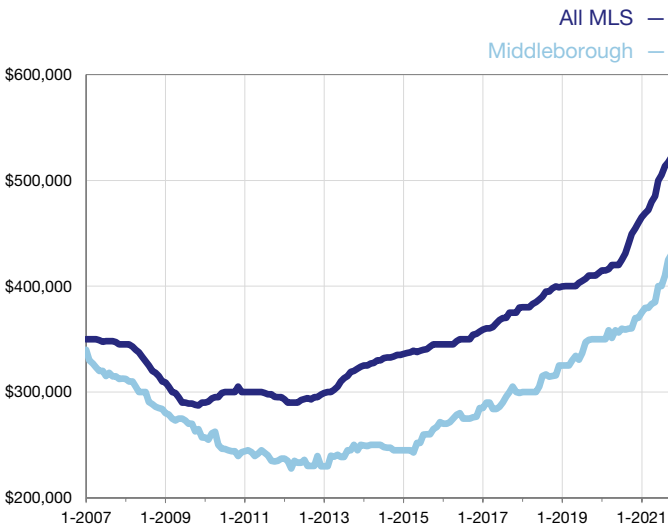
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	24	21	- 12.5%
Closed Sales	4	0	- 100.0%	23	18	- 21.7%
Median Sales Price*	\$337,450	<b>\$0</b>	- 100.0%	\$336,000	<b>\$313,950</b>	- 6.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	0	- 100.0%	29	31	+ 6.9%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	99.1%	99.2%	+ 0.1%
New Listings	2	1	- 50.0%	29	19	- 34.5%

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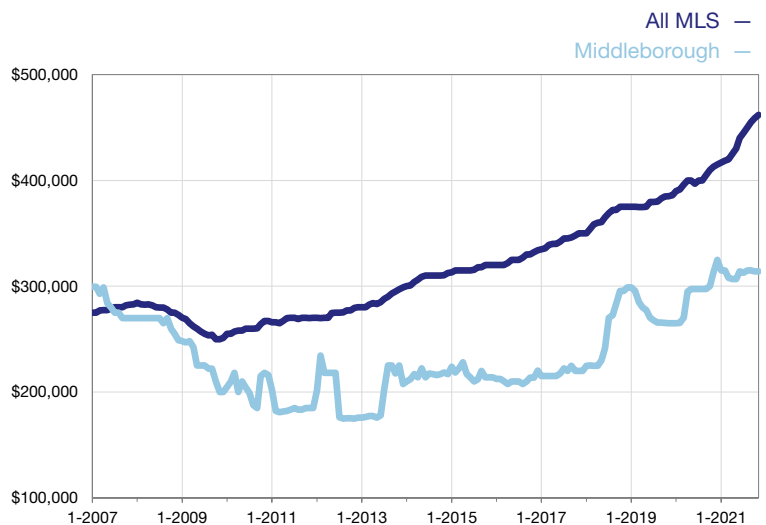
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Rolling 12-Month Calculation



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## Somerset

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	27	+ 42.1%	202	223	+ 10.4%
Closed Sales	13	29	+ 123.1%	193	217	+ 12.4%
Median Sales Price*	\$329,900	\$400,000	+ 21.2%	\$329,000	\$380,000	+ 15.5%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	43	28	- 34.9%
Percent of Original List Price Received*	102.6%	100.7%	- 1.9%	99.9%	102.6%	+ 2.7%
New Listings	23	18	- 21.7%	221	236	+ 6.8%

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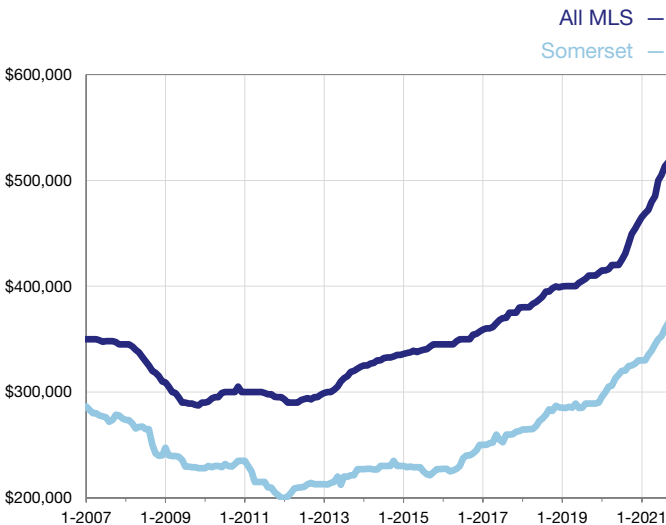
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$345,000	--	\$269,000	\$345,000	+ 28.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	17	--	17	17	0.0%
Percent of Original List Price Received*	0.0%	106.2%	--	100.0%	106.2%	+ 6.2%
New Listings	0	0	--	0	1	--

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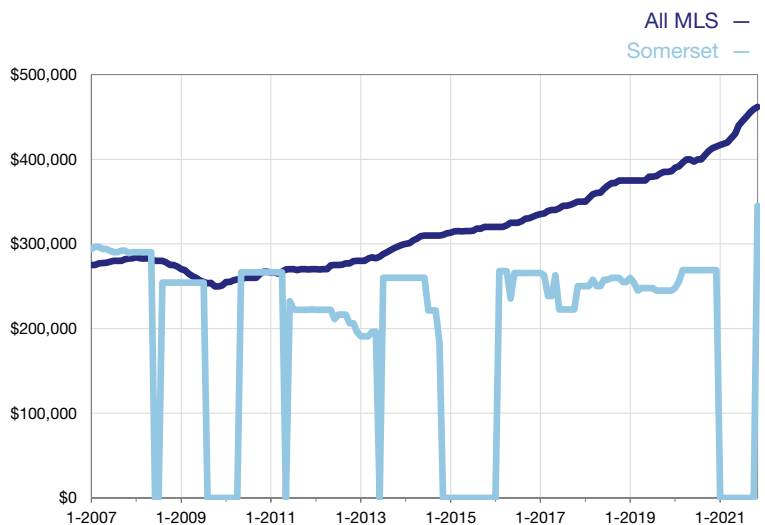
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## Swansea

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	25	+ 25.0%	221	171	- 22.6%
Closed Sales	21	13	- 38.1%	197	162	- 17.8%
Median Sales Price*	\$382,900	\$355,000	- 7.3%	\$353,000	\$380,000	+ 7.6%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	41	30	- 26.8%	57	29	- 49.1%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	98.8%	101.3%	+ 2.5%
New Listings	17	18	+ 5.9%	247	209	- 15.4%

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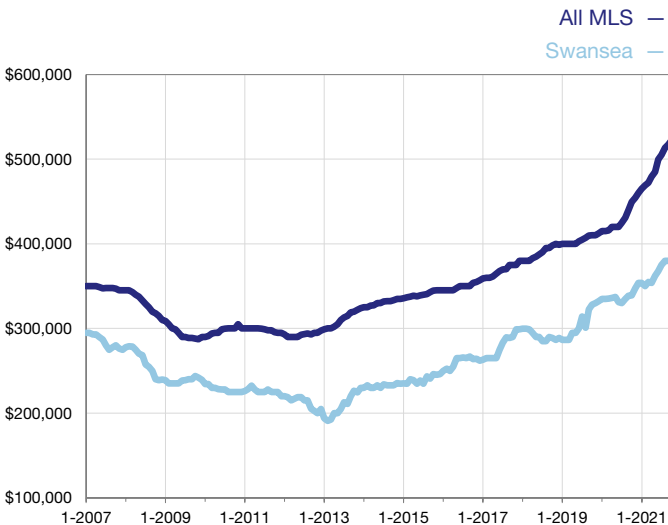
### Condominium Properties

Key Metrics	November			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	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
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	1	--	1	4	+ 300.0%

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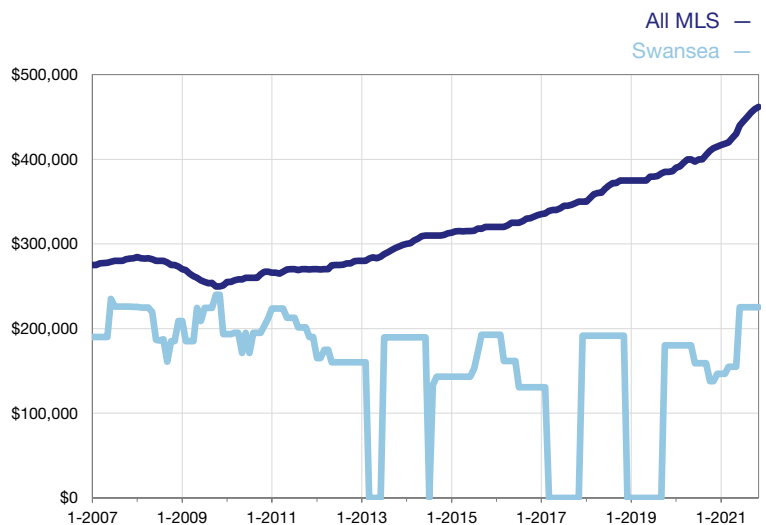
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## Westport

### Single-Family Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	12	+ 33.3%	174	157	- 9.8%
Closed Sales	16	12	- 25.0%	174	155	- 10.9%
Median Sales Price*	\$443,750	<b>\$510,000</b>	+ 14.9%	\$450,000	<b>\$525,900</b>	+ 16.9%
Inventory of Homes for Sale	45	21	- 53.3%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--
Cumulative Days on Market Until Sale	52	53	+ 1.9%	96	44	- 54.2%
Percent of Original List Price Received*	94.9%	<b>104.4%</b>	+ 10.0%	93.9%	<b>100.1%</b>	+ 6.6%
New Listings	14	15	+ 7.1%	209	183	- 12.4%

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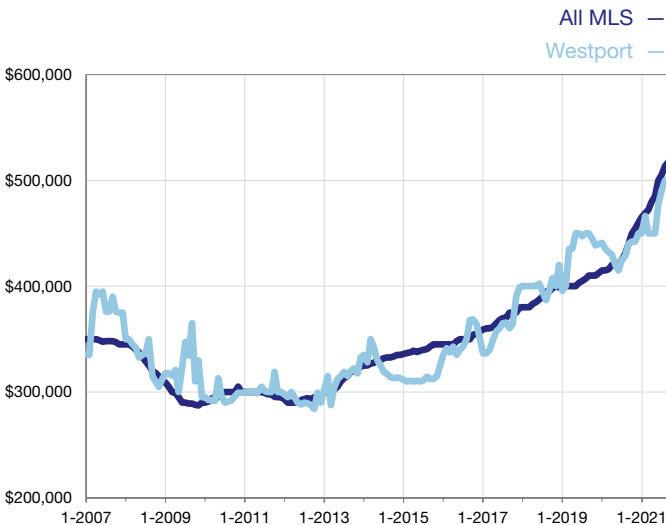
### Condominium Properties

Key Metrics	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	3	11	+ 266.7%
Closed Sales	1	1	0.0%	3	8	+ 166.7%
Median Sales Price*	\$365,000	<b>\$540,000</b>	+ 47.9%	\$374,000	<b>\$450,000</b>	+ 20.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	6	- 72.7%	28	42	+ 50.0%
Percent of Original List Price Received*	101.4%	<b>105.9%</b>	+ 4.4%	101.0%	<b>102.3%</b>	+ 1.3%
New Listings	1	1	0.0%	5	11	+ 120.0%

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