

HOUSING MARKET TALKING POINTS
November 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 -4.5% over last November
- Median sales price all properties increased +11.4% over last November
- Inventory of all properties in November decreased -31.9% over last November

DATA POINTS

- November Single-Family closed home sales decreased -6.9% (94 in 2021 vs. 101 in 2020)
- November Single-Family median prices increased +12.4% over last year (\$397,750 in 2021 vs \$354,000 in 2020)
- Single Family inventory in November decreased -29.4% (108 in 2021 vs. 153 in 2020)
- Single Family new listings added to the market in November decreased -2.1% over last year (92 in 2021 vs. 94 in 2020)

- November condo closed sales increased +22.2% from last November (11 in 2021 vs. 9 in 2020)
- November condo median prices increased +60.0% (\$344,000 in 2021 vs. \$215,000 in 2020)
- Condo inventory decreased -42.9% (20 in 2021 vs. 35 in 2020)
- Condo listings added to the market increased +325.0% (4 in 2021 vs. 17 in 2020)

REALTOR®VALUE:

- November housing statistics reflect the sixth 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.