

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 32.2%

+ 12.8%

- 37.2%

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

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	78	94	+ 20.5%	224	206	- 8.0%
Closed Sales	75	51	- 32.0%	222	183	- 17.6%
Median Sales Price*	\$350,000	\$395,000	+ 12.9%	\$344,500	\$400,000	+ 16.1%
Inventory of Homes for Sale	102	60	- 41.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 35.8%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 77.9%	34	47	+ 38.6%
Percent of Original List Price Received*	102.2%	99.0%	- 3.1%	101.4%	98.6%	- 2.8%
New Listings	97	92	- 5.2%	238	207	- 13.0%

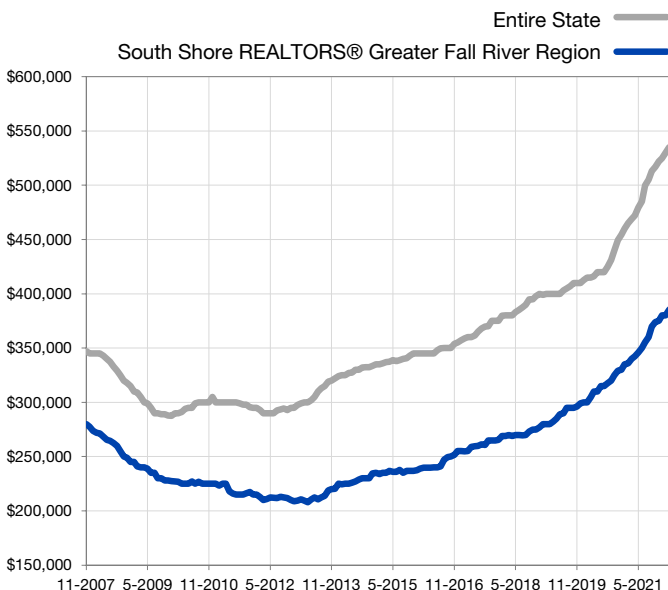
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	15	+ 275.0%	24	32	+ 33.3%
Closed Sales	12	8	- 33.3%	32	27	- 15.6%
Median Sales Price*	\$187,500	\$173,125	- 7.7%	\$209,000	\$163,900	- 21.6%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	38	50	+ 31.3%	43	49	+ 14.8%
Percent of Original List Price Received*	97.3%	95.2%	- 2.2%	95.6%	96.5%	+ 0.9%
New Listings	10	22	+ 120.0%	24	32	+ 33.3%

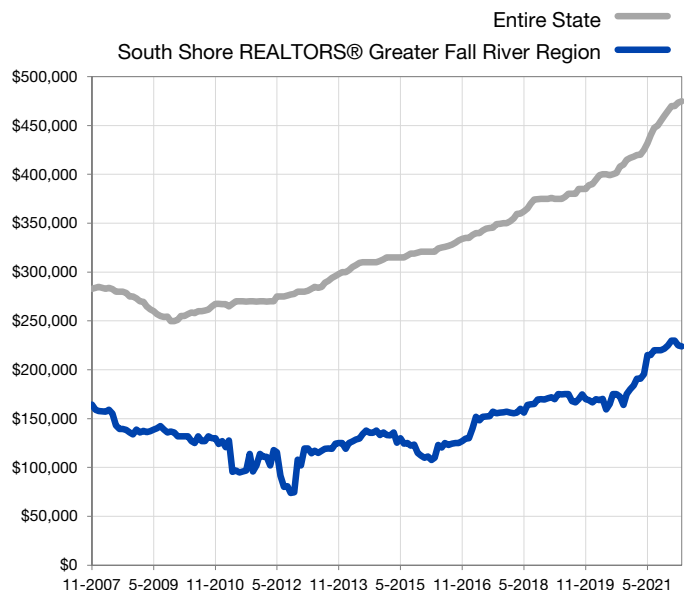
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.