

# Local Market Update – May 2022

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

**+ 11.5%**

**+ 19.0%**

**- 21.3%**

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	94	<b>84</b>	- 10.6%	398	<b>360</b>	- 9.5%
Closed Sales	79	<b>88</b>	+ 11.4%	364	<b>343</b>	- 5.8%
Median Sales Price*	\$388,000	<b>\$460,000</b>	+ 18.6%	\$360,000	<b>\$420,000</b>	+ 16.7%
Inventory of Homes for Sale	102	<b>90</b>	- 11.8%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 5.7%	--	--	--
Cumulative Days on Market Until Sale	37	<b>22</b>	- 41.4%	34	<b>38</b>	+ 12.2%
Percent of Original List Price Received*	102.9%	<b>102.5%</b>	- 0.4%	101.8%	<b>99.8%</b>	- 1.9%
New Listings	93	<b>94</b>	+ 1.1%	430	<b>418</b>	- 2.8%

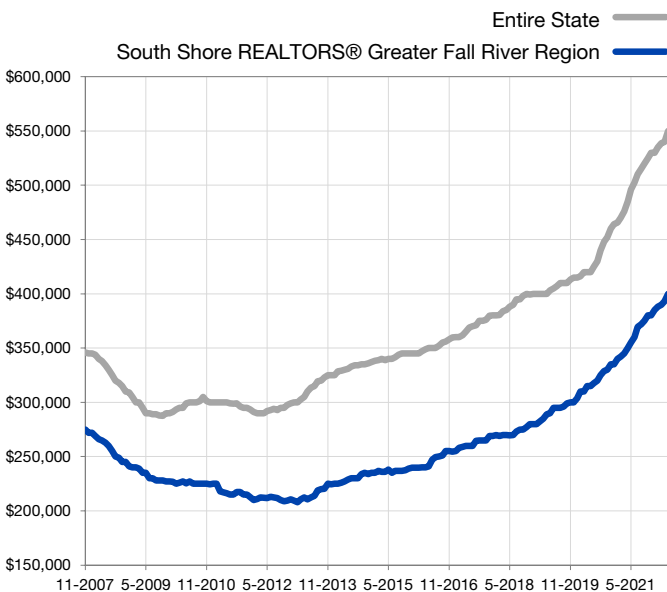
### Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	<b>9</b>	- 43.8%	53	<b>54</b>	+ 1.9%
Closed Sales	12	<b>15</b>	+ 25.0%	50	<b>55</b>	+ 10.0%
Median Sales Price*	\$221,450	<b>\$275,000</b>	+ 24.2%	\$221,000	<b>\$212,500</b>	- 3.8%
Inventory of Homes for Sale	21	<b>13</b>	- 38.1%	--	--	--
Months Supply of Inventory	2.0	<b>1.1</b>	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	<b>23</b>	+ 7.1%	33	<b>43</b>	+ 30.5%
Percent of Original List Price Received*	100.9%	<b>100.7%</b>	- 0.2%	98.0%	<b>98.6%</b>	+ 0.6%
New Listings	21	<b>7</b>	- 66.7%	60	<b>55</b>	- 8.3%

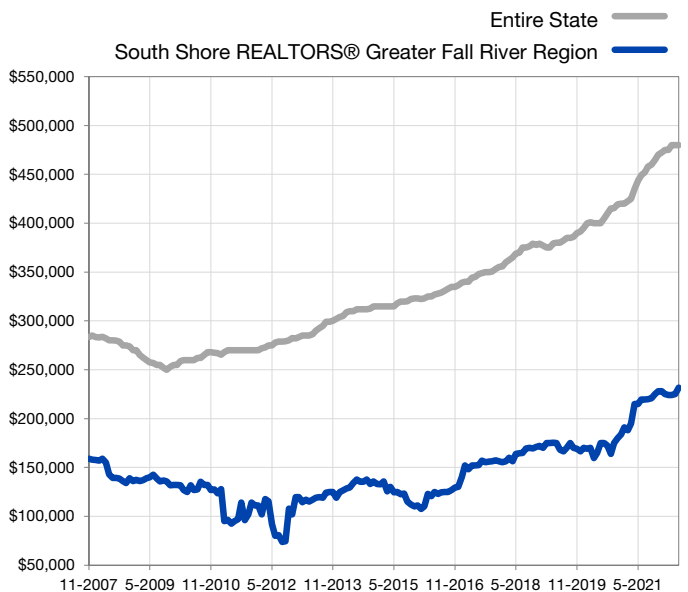
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.