

**HOUSING MARKET TALKING POINTS**  
**May 2022**

Note: These talking points are for the following 6 towns in the South Shore Realtors<sup>®</sup> Greater Fall River Region: Fall River, Freetown, Middleborough, Somerset, Swansea and Westport.

**KEY MESSAGES**

- Closed sales all properties increased +11.5% over last May
- Median sales price all properties increased +19.0% over last May
- Inventory of all properties in May decreased -21.3% over last May

**DATA POINTS**

- May Single-Family closed home sales increased +11.4% (88 in 2022 vs. 79 in 2021)
- May Single-Family median prices increased +18.6% over last year (\$460,000 in 2022 vs \$388,000 in 2021)
- Single Family inventory in May decreased -11.8% (90 in 2022 vs. 102 in 2021)
- Single Family new listings added to the market in May increased +1.1% over last year (94 in 2022 vs. 93 in 2021)
  
- May condo closed sales increased +25.0% from last May (15 in 2022 vs. 12 in 2021)
- May condo median prices increased +24.2% (\$275,000 in 2022 vs. \$221,450 in 2021)
- Condo inventory decreased -38.1% (13 in 2022 vs. 21 in 2021)
- Condo listings added to the market decreased -66.7% (7 in 2022 vs. 21 in 2021)

**REALTOR<sup>®</sup>VALUE:**

- May housing statistics reflect the twelfth 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<sup>®</sup> continues to be vital in this market. REALTORS<sup>®</sup> 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<sup>®</sup>.
- The term REALTOR<sup>®</sup> is a trademark and is used exclusively to identify members of the National Association of REALTORS<sup>®</sup> who subscribe to a strict code of ethics.