

**HOUSING MARKET TALKING POINTS**  
**August 2022**

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 -33.9.0% over last August
- Median sales price all properties increased +6.8% over last August
- Inventory of all properties in August decreased -33.8% over last August

**DATA POINTS**

- August Single-Family closed home sales decreased -34.9% (71 in 2022 vs. 109 in 2021)
- August Single-Family median prices increased +6.4% over last year (\$415,000 in 2022 vs \$390,000 in 2021)
- Single Family inventory in August decreased -35.6% (130 in 2022 vs. 202 in 2021)
- Single Family new listings added to the market in August decreased -27.7% over last year (94 in 2022 vs. 130 in 2021)
  
- August condo closed sales decreased -21.4% from last August (11 in 2022 vs.14 in 2021)
- August condo median prices increased +35.1% (\$250,000 in 2022 vs. \$185,000 in 2021)
- Condo inventory decreased -19.2% (21 in 2022 vs. 26 in 2021)
- Condo listings added to the market decreased -14.3% (12 in 2022 vs. 14 in 2021)

**REALTOR®VALUE:**

- August housing statistics reflect the fourteenth month COVID-19 restrictions were lifted in MA. COVID-19 restrictions went into effect on March 24, 2020 and remained in effect until August 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.