

**HOUSING MARKET TALKING POINTS**  
**October 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 -35.2% over last October
- Median sales price all properties increased +9.3% over last October
- Inventory of all properties in October decreased -29.0% over last October

**DATA POINTS**

- October Single-Family closed home sales decreased -30.1% (65 in 2022 vs. 93 in 2021)
- October Single-Family median prices increased +7.9% over last year (\$415,500 in 2022 vs \$385,000 in 2021)
- Single Family inventory in October decreased -28.0% (144 in 2022 vs. 200 in 2021)
- Single Family new listings added to the market in October decreased -25.0% over last year (84 in 2022 vs. 112 in 2021)
  
- October condo closed sales decreased -75.0% from last October (3 in 2022 vs. 12 in 2021)
- October condo median prices increased +18.3% (\$312,000 in 2022 vs. \$263,750 in 2021)
- Condo inventory decreased -35.5% (20 in 2022 vs. 31 in 2021)
- Condo listings added to the market decreased -20.0% (8 in 2022 vs. 10 in 2021)

**REALTOR®VALUE:**

- 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.