

# Fall River, MA Area Market Review

2017 vs. 2016 As of December 31, 2017

Prepared by John Kinnane on Monday, March 12, 2018

## Single Family

<b>Listing Inventory on December 31</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units	133	81	-52	-39.10%	↓
Median Days on Market	72	81	9	12.50%	↑
Median List Price	\$250,000.00	\$249,900.00	-\$100.00	-0.04%	↓
Median List \$ / SqFt	\$153.71	\$150.13	-\$3.58	-2.33%	↓
Approximate Absorption Rate	22.56%	39.20%	16.64%	73.76%	↑
Approximate Months Supply of Inventory	4.43	2.55	-1.88	-42.44%	↓
<b>Listed (Year to Date)</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Taken)	521	525	4	0.77%	↑
Median Original List Price	\$239,900.00	\$242,000.00	\$2,100.00	0.88%	↑
Median Original List \$ / SqFt	\$145.78	\$151.11	\$5.33	3.66%	↑
<b>Went Pending (Year to Date)</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Went Pending)	403	435	32	7.94%	↑
Median List Price	\$222,900.00	\$239,500.00	\$16,600.00	7.45%	↑
Median List \$ / SqFt	\$136.99	\$147.52	\$10.53	7.69%	↑
Median Days to Offer	48	34	-14	-29.17%	↓
<b>Listed &amp; Price Changed (Year to Date)</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Listing Units (Price Changed)	185	199	14	7.57%	↑
Median Original List Price	\$239,900.00	\$249,900.00	\$10,000.00	4.17%	↑
Median Original List \$ / SqFt	\$143.58	\$153.58	\$10.00	6.96%	↑
<b>Sold (Year to Date)</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Closed Units (Sold)	360	381	21	5.83%	↑
Median Days on Market	64	45	-19	-29.69%	↓
Median Days to Offer	44	33	-11	-25%	↓
Median Sale Price	\$217,000.00	\$235,000.00	\$18,000.00	8.29%	↑
Median Sale \$ / SqFt	\$133.75	\$147.89	\$14.14	10.57%	↑
Median List Price	\$219,900.00	\$239,900.00	\$20,000.00	9.10%	↑
Median List \$ / SqFt	\$135.84	\$149.74	\$13.90	10.23%	↑
Median Original List Price	\$229,000.00	\$240,000.00	\$11,000.00	4.80%	↑
Median Original List \$ / SqFt	\$138.33	\$152.84	\$14.51	10.49%	↑
Median Sale Price as % of List Price	98.40%	98.37%	-0.03%	-0.03%	↓
Median Sale Price as % of Original List Price	96.41%	96.50%	0.09%	0.09%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	14	12	-2	-14.29%	↓
Sold Units - Lender-Owned	46	34	-12	-26.09%	↓
<b>12-Month Activity as of December 31</b>	<b>2016</b>	<b>2017</b>	<b>Var.</b>	<b>Var. %</b>	<b>Trend</b>
Units Listed	522	528	6	1.15%	↑
Units Price Changed	186	200	14	7.53%	↑
Units Went Pending	405	435	30	7.41%	↑
Units Sold	360	381	21	5.83%	↑

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