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

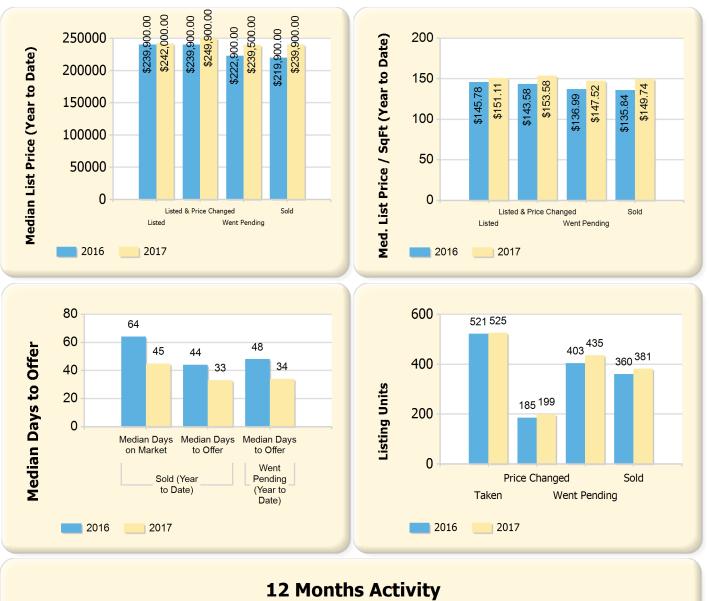
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Listing Inventory on December 31	2016	2017	Var.	Var. %	Trend
Listing Units	133	81	-52	-39.10%	+
Median Days on Market	72	81	9	12.50%	↑
Median List Price	\$250,000.00	\$249,900.00	-\$100.00	-0.04%	+
Median List \$ / SqFt	\$153.71	\$150.13	-\$3.58	-2.33%	+
Approximate Absorption Rate	22.56%	39.20%	16.64%	73.76%	↑
Approximate Months Supply of Inventory	4.43	2.55	-1.88	-42.44%	+
Listed (Year to Date)	2016	2017	Var.	Var. %	Trend
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%	•
Went Pending (Year to Date)	2016	2017	Var.	Var. %	Trend
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%	+
Listed & Price Changed (Year to Date)	2016	2017	Var.	Var. %	Trend
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%	↑
Sold (Year to Date)	2016	2017	Var.	Var. %	Trend
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	¢120.22	±152.04		10.49%	A
Median Sale Price as % of List Price	\$138.33	\$152.84	\$14.51	10.49%	
	\$138.33 98.40%	\$152.84 98.37%	\$14.51 -0.03%	-0.03%	•
Median Sale Price as % of Original List Price	98.40%	98.37%	-0.03%	-0.03%	↓ ↓ ↔
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale	98.40% 96.41%	98.37% 96.50%	-0.03% 0.09%	-0.03% 0.09%	↓ ↑ ↔
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale	98.40% 96.41% N/A	98.37% 96.50% N/A	-0.03% 0.09% N/A	-0.03% 0.09% N/A	↓ ↓ ↓ ↓
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price	98.40% 96.41% N/A 14	98.37% 96.50% N/A 12	-0.03% 0.09% N/A -2	-0.03% 0.09% N/A -14.29%	Trend
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale Sold Units - Lender-Owned	98.40% 96.41% N/A 14 46	98.37% 96.50% N/A 12 34	-0.03% 0.09% N/A -2 -12	-0.03% 0.09% N/A -14.29% -26.09%	+
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale Sold Units - Lender-Owned 12-Month Activity as of December 31	98.40% 96.41% N/A 14 46 2016	 98.37% 96.50% N/A 12 34 2017 	-0.03% 0.09% N/A -2 -12 Var.	 -0.03% 0.09% N/A -14.29% -26.09% Var. % 	+
Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale Sold Units - Lender-Owned 12-Month Activity as of December 31 Units Listed	 98.40% 96.41% N/A 14 46 2016 522 	 98.37% 96.50% N/A 12 34 2017 528 	-0.03% 0.09% N/A -2 -12 Var. 6	 -0.03% 0.09% N/A -14.29% -26.09% Var. % 1.15% 	+

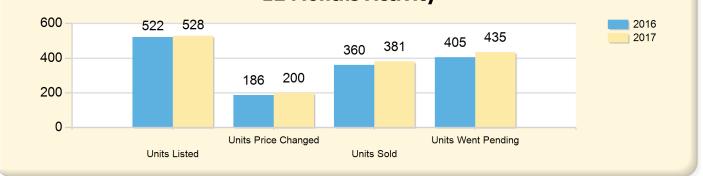
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