

Fall River, MA Area Market Review

2018 vs. 2017 As of March 31, 2018

Prepared by John Kinnane on Wednesday, May 23, 2018

Single Family

Listing Inventory on March 31	2017	2018	Var.	Var. %	Trend
Listing Units	87	79	-8	-9.20%	↓
Median Days on Market	102	60	-42	-41.18%	↓
Median List Price	\$239,900.00	\$274,900.00	\$35,000.00	14.59%	↑
Median List \$ / SqFt	\$143.89	\$165.99	\$22.10	15.36%	↑
Approximate Absorption Rate	33.14%	42.09%	8.95%	27.01%	↑
Approximate Months Supply of Inventory	3.02	2.38	-0.64	-21.19%	↓
Listed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Taken)	94	115	21	22.34%	↑
Median Original List Price	\$245,950.00	\$259,000.00	\$13,050.00	5.31%	↑
Median Original List \$ / SqFt	\$141.93	\$157.44	\$15.51	10.93%	↑
Went Pending (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Went Pending)	93	98	5	5.38%	↑
Median List Price	\$229,900.00	\$234,900.00	\$5,000.00	2.17%	↑
Median List \$ / SqFt	\$141.91	\$148.32	\$6.41	4.52%	↑
Median Days to Offer	46	35	-11	-23.91%	↓
Listed & Price Changed (Year to Date)	2017	2018	Var.	Var. %	Trend
Listing Units (Price Changed)	24	17	-7	-29.17%	↓
Median Original List Price	\$239,450.00	\$299,900.00	\$60,450.00	25.25%	↑
Median Original List \$ / SqFt	\$149.64	\$177.98	\$28.34	18.94%	↑
Sold (Year to Date)	2017	2018	Var.	Var. %	Trend
Closed Units (Sold)	54	69	15	27.78%	↑
Median Days on Market	81	56	-25	-30.86%	↓
Median Days to Offer	69	52	-17	-24.64%	↓
Median Sale Price	\$211,000.00	\$236,000.00	\$25,000.00	11.85%	↑
Median Sale \$ / SqFt	\$148.23	\$152.98	\$4.75	3.20%	↑
Median List Price	\$221,900.00	\$239,900.00	\$18,000.00	8.11%	↑
Median List \$ / SqFt	\$152.80	\$154.70	\$1.90	1.24%	↑
Median Original List Price	\$236,900.00	\$242,000.00	\$5,100.00	2.15%	↑
Median Original List \$ / SqFt	\$157.99	\$157.68	-\$0.31	-0.20%	↓
Median Sale Price as % of List Price	96.73%	97.99%	1.26%	1.30%	↑
Median Sale Price as % of Original List Price	93.06%	96.12%	3.06%	3.29%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	1	1	0	0%	↔
Sold Units - Lender-Owned	7	4	-3	-42.86%	↓
12-Month Activity as of March 31	2017	2018	Var.	Var. %	Trend
Units Listed	503	548	45	8.95%	↑
Units Price Changed	185	201	16	8.65%	↑
Units Went Pending	394	444	50	12.69%	↑
Units Sold	346	399	53	15.32%	↑

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