Fall River, MA Area Market Review

2019 vs. 2018 As of December 31, 2019

Prepared by John Kinnane on Thursday, January 23, 2020

Single Family

Listing Inventory on December 31	2018	2019	Var.	Var. %	Trend
Listing Units	89	71	-18	-20.22%	+
Median Days on Market	75	89	14	18.67%	↑
Median List Price	\$269,900.00	\$309,000.00	\$39,100.00	14.49%	↑
Median List \$ / SqFt	\$161.54	\$174.04	\$12.50	7.74%	↑
Approximate Absorption Rate	36.24%	45.07%	8.83%	24.37%	↑
Approximate Months Supply of Inventory	2.76	2.22	-0.54	-19.57%	+
Listed (Year to Date)	2018	2019	Var.	Var. %	Trend
Listing Units (Taken)	529	497	-32	-6.05%	+
Median Original List Price	\$269,000.00	\$272,000.00	\$3,000.00	1.12%	•
Median Original List \$ / SqFt	\$162.85	\$173.12	\$10.27	6.31%	•
Went Pending (Year to Date)	2018	2019	Var.	Var. %	Trend
isting Units (Went Pending)	434	415	-19	-4.38%	+
Median List Price	\$250,000.00	\$264,900.00	\$14,900.00	5.96%	1
Median List \$ / SqFt	\$157.69	\$169.44	\$11.75	7.45%	+
Median Days to Offer	29	27	-2	-6.90%	- -
Listed & Price Changed (Year to Date)	2018	2019	Var.	Var. %	Trend
isting Units (Price Changed)	188	182	-6	-3.19%	+
Median Original List Price	\$284,900.00	\$277,450.00	-\$7,450.00	-2.61%	+
Median Original List \$ / SqFt	\$173.97	\$173.10	-\$0.87	-0.50%	+
Sold (Year to Date)	2018	2019	Var.	Var. %	Trend
Classed Lipits (Cold)		379	-8	-2.07%	
Liosed Units (Sold)	387	3/9	-0	-2.07%	
· · ·	41	41	0	0%	→
Median Days on Market					→ +
Median Days on Market Median Days to Offer	41	41	0	0%	↔ •
Median Days on Market Median Days to Offer Median Sale Price	41 29	41 27	0 -2	0% -6.90%	↓
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt	41 29 \$247,777.00	41 27 \$260,000.00	0 -2 \$12,223.00	0% -6.90% 4.93%	↓
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price	41 29 \$247,777.00 \$157.41	41 27 \$260,000.00 \$169.52	0 -2 \$12,223.00 \$12.11	0% -6.90% 4.93% 7.69%	
Aedian Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt	41 29 \$247,777.00 \$157.41 \$249,900.00	 41 27 \$260,000.00 \$169.52 \$264,900.00 	0 -2 \$12,223.00 \$12.11 \$15,000.00	0% -6.90% 4.93% 7.69% 6%	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price	41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40	 0% -6.90% 4.93% 7.69% 6% 7.80% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.60% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00 \$11.42	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.60% 7.07% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 \$8.64% 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00 \$11.42 0.34%	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.60% 7.60% 7.07% 0.34% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median Original List Price Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00 \$11.42 0.34% 0.50%	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.80% 7.60% 7.07% 0.34% 0.51% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale Price Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% N/A 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% N/A 	0 -2 \$12,223.00 \$12,11 \$15,000.00 \$12.40 \$19,000.00 \$11.42 0.34% 0.50% N/A	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.60% 7.60% 0.34% 0.51% N/A 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price Median Sale Price as % of Original List Price Median Sale Price as % of Assessed Price Sold Units - Short Sale	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% N/A 4 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% N/A 6 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00 \$11.42 0.34% 0.50% N/A 2	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.80% 7.60% 7.07% 0.34% 0.51% N/A 50% 	
Closed Units (Sold) Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median Original List Price Median Original List Price Median Sale Price as % of 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	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% N/A 4 28 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% N/A 6 13 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$19,000.00 \$11.42 0.34% 0.50% N/A 2 2 -15	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.60% 7.60% 0.34% 0.51% N/A 50% -53.57% 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale Price Median Sale \$ / SqFt Median List Price Median Original List Price Median Original List Price Median Sale Price as % of List Price 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	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% N/A 4 28 2018 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% N/A 6 13 2019 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$11,42 0.34% 0.50% N/A 2 -15 Var.	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.80% 7.60% 7.07% 0.34% 0.51% N/A 50% -53.57% Var. % 	
Median Days on Market Median Days to Offer Median Sale Price Median Sale \$ / SqFt Median List Price Median List \$ / SqFt Median Original List Price Median Original List \$ / SqFt Median Sale Price as % of List Price 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	 41 29 \$247,777.00 \$157.41 \$249,900.00 \$158.94 \$250,000.00 \$161.57 98.64% 97.32% N/A 4 28 2018 529 	 41 27 \$260,000.00 \$169.52 \$264,900.00 \$171.34 \$269,000.00 \$172.99 98.98% 97.82% N/A 6 13 2019 497 	0 -2 \$12,223.00 \$12.11 \$15,000.00 \$12.40 \$11.42 0.34% 0.50% N/A 2 -15 Var. -32	 0% -6.90% 4.93% 7.69% 6% 7.80% 7.80% 7.60% 7.07% 0.34% 0.51% N/A 50% -53.57% Var. % -6.05% 	

Fall River, MA Area Market Review

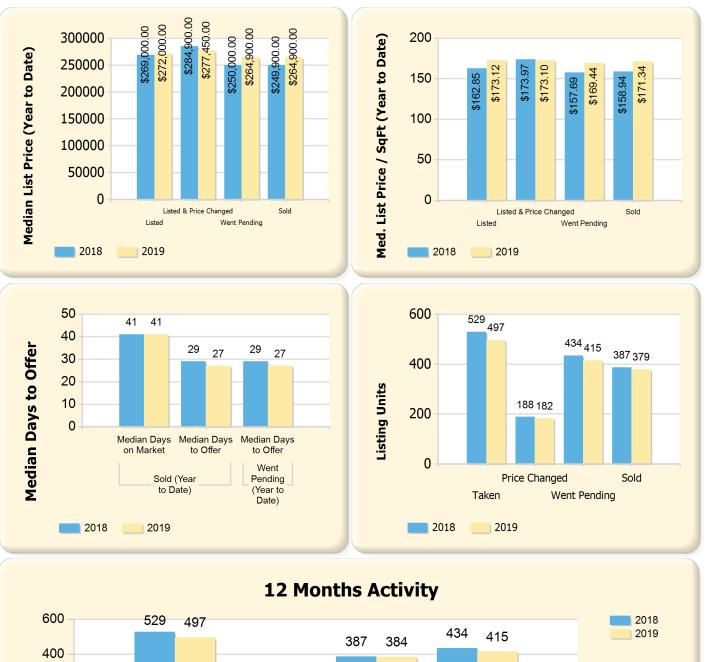
2019 vs. 2018 As of December 31, 2019

Prepared by John Kinnane on Thursday, January 23, 2020

Single Family

200

0



Units Sold

Units Went Pending

188

Units Listed

Units Price Changed

182