

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
Listing Units (Went Pending)	434	415	-19	-4.38%	↓
Median List Price	\$250,000.00	\$264,900.00	\$14,900.00	5.96%	↑
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
Listing 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
Closed Units (Sold)	387	379	-8	-2.07%	↓
Median Days on Market	41	41	0	0%	↔
Median Days to Offer	29	27	-2	-6.90%	↓
Median Sale Price	\$247,777.00	\$260,000.00	\$12,223.00	4.93%	↑
Median Sale \$ / SqFt	\$157.41	\$169.52	\$12.11	7.69%	↑
Median List Price	\$249,900.00	\$264,900.00	\$15,000.00	6%	↑
Median List \$ / SqFt	\$158.94	\$171.34	\$12.40	7.80%	↑
Median Original List Price	\$250,000.00	\$269,000.00	\$19,000.00	7.60%	↑
Median Original List \$ / SqFt	\$161.57	\$172.99	\$11.42	7.07%	↑
Median Sale Price as % of List Price	98.64%	98.98%	0.34%	0.34%	↑
Median Sale Price as % of Original List Price	97.32%	97.82%	0.50%	0.51%	↑
Median Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	4	6	2	50%	↑
Sold Units - Lender-Owned	28	13	-15	-53.57%	↓
12-Month Activity as of December 31	2018	2019	Var.	Var. %	Trend
Units Listed	529	497	-32	-6.05%	↓
Units Price Changed	188	182	-6	-3.19%	↓
Units Went Pending	434	415	-19	-4.38%	↓
Units Sold	387	384	-3	-0.78%	↓

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