

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 27.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 30.2%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 51.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	171	230	+ 34.5%	1,047	1,222	+ 16.7%
Closed Sales	162	220	+ 35.8%	896	974	+ 8.7%
Median Sales Price*	\$215,000	\$280,000	+ 30.2%	\$216,450	\$240,000	+ 10.9%
Inventory of Homes for Sale	1,059	506	- 52.2%	--	--	--
Months Supply of Inventory	8.8	3.9	- 55.8%	--	--	--
Cumulative Days on Market Until Sale	74	79	+ 6.3%	89	94	+ 5.7%
Percent of Original List Price Received*	93.1%	96.4%	+ 3.5%	92.6%	94.0%	+ 1.5%
New Listings	224	258	+ 15.2%	1,724	1,424	- 17.4%

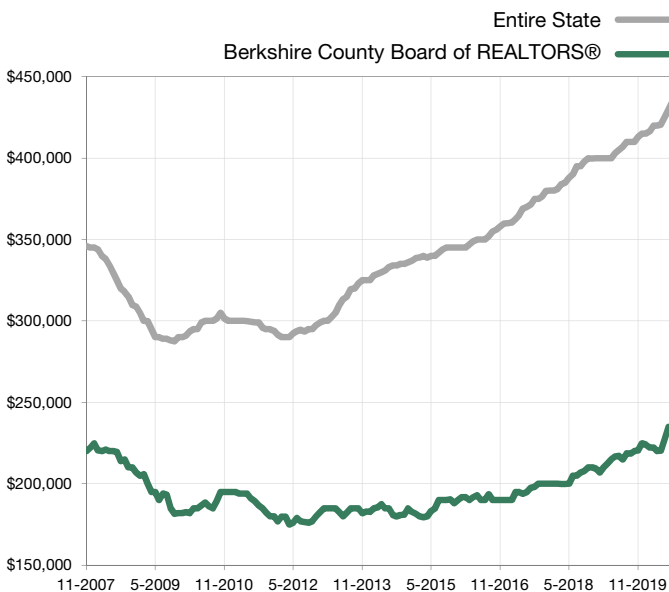
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	20	32	+ 60.0%	125	123	- 1.6%
Closed Sales	26	20	- 23.1%	96	93	- 3.1%
Median Sales Price*	\$230,000	\$259,450	+ 12.8%	\$190,000	\$340,000	+ 78.9%
Inventory of Homes for Sale	169	91	- 46.2%	--	--	--
Months Supply of Inventory	13.0	6.3	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	102	196	+ 91.6%	109	152	+ 40.2%
Percent of Original List Price Received*	93.4%	93.6%	+ 0.2%	93.3%	92.7%	- 0.6%
New Listings	11	16	+ 45.5%	204	144	- 29.4%

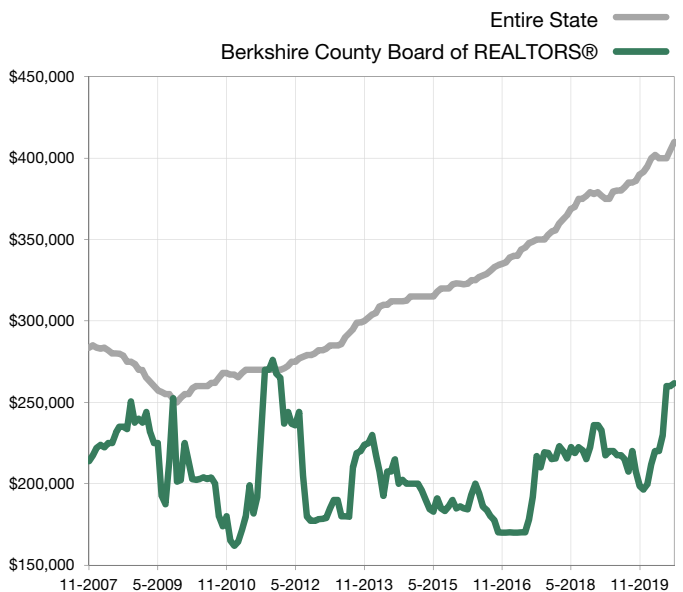
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 31.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 19.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 55.2%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	499	855	+ 71.3%	3,806	4,422	+ 16.2%
Closed Sales	517	651	+ 25.9%	3,531	3,634	+ 2.9%
Median Sales Price*	\$425,000	\$525,000	+ 23.5%	\$420,000	\$465,900	+ 10.9%
Inventory of Homes for Sale	2,830	1,206	- 57.4%	--	--	--
Months Supply of Inventory	6.1	2.6	- 57.3%	--	--	--
Cumulative Days on Market Until Sale	90	101	+ 12.4%	106	108	+ 1.8%
Percent of Original List Price Received*	94.0%	95.9%	+ 2.0%	94.1%	94.8%	+ 0.8%
New Listings	673	699	+ 3.9%	5,569	4,858	- 12.8%

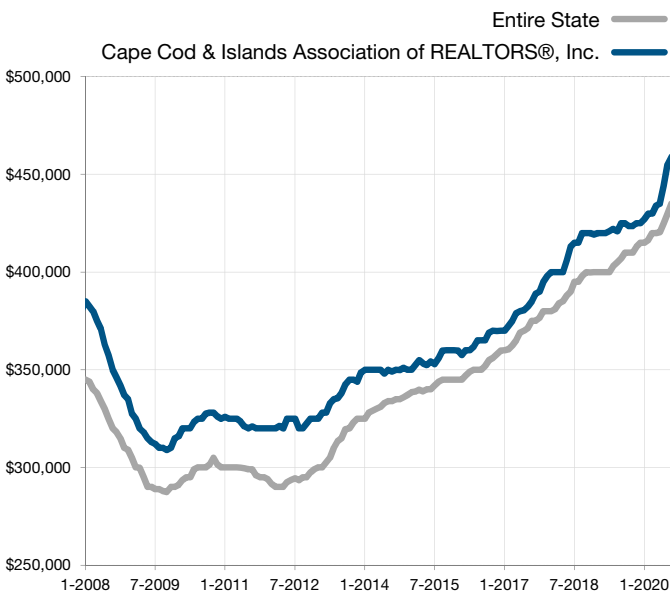
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	135	207	+ 53.3%	895	1,003	+ 12.1%
Closed Sales	116	179	+ 54.3%	779	834	+ 7.1%
Median Sales Price*	\$333,000	\$350,000	+ 5.1%	\$279,900	\$307,750	+ 9.9%
Inventory of Homes for Sale	673	365	- 45.8%	--	--	--
Months Supply of Inventory	6.6	3.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	91	108	+ 18.6%	101	109	+ 7.5%
Percent of Original List Price Received*	95.1%	96.0%	+ 0.9%	94.7%	95.7%	+ 1.0%
New Listings	179	168	- 6.1%	1,328	1,172	- 11.7%

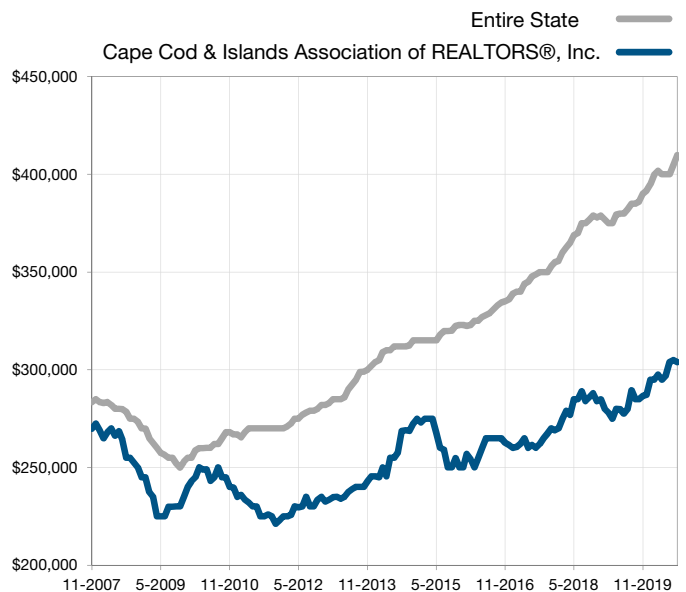
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1,026	1,544	+ 50.5%	9,765	9,568	- 2.0%
Closed Sales	1,572	1,556	- 1.0%	9,235	8,185	- 11.4%
Median Sales Price*	\$640,000	\$720,000	+ 12.5%	\$630,000	\$670,000	+ 6.3%
Inventory of Homes for Sale	2,594	1,462	- 43.6%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.9%	48	46	- 4.2%
Percent of Original List Price Received*	98.1%	100.5%	+ 2.4%	98.6%	99.2%	+ 0.6%
New Listings	1,060	1,530	+ 44.3%	12,562	11,305	- 10.0%

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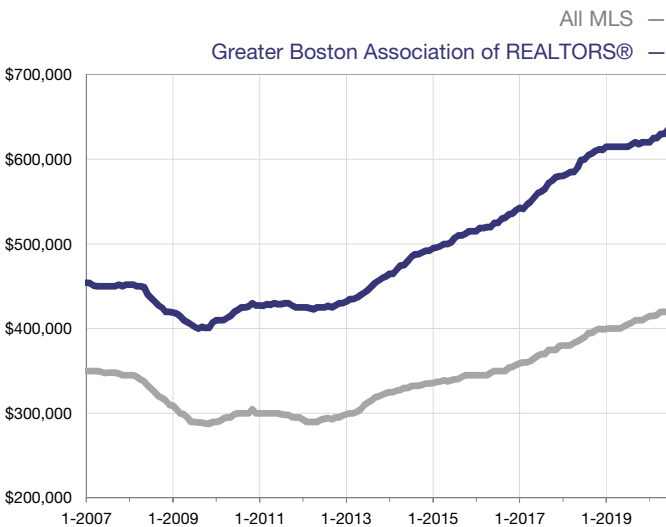
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	811	1,015	+ 25.2%	8,064	7,184	- 10.9%
Closed Sales	1,161	1,099	- 5.3%	7,431	6,469	- 12.9%
Median Sales Price*	\$569,000	\$590,000	+ 3.7%	\$575,000	\$590,000	+ 2.6%
Inventory of Homes for Sale	2,198	2,388	+ 8.6%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	45	49	+ 8.9%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	99.1%	98.9%	- 0.2%
New Listings	896	1,382	+ 54.2%	10,579	10,324	- 2.4%

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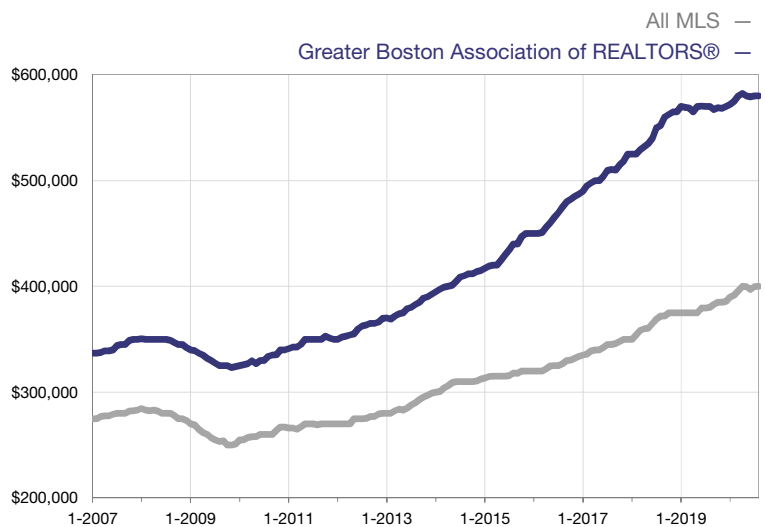
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®



Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 14.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 24.7%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 53.3%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	71	78	+ 9.9%	575	513	- 10.8%
Closed Sales	87	92	+ 5.7%	532	448	- 15.8%
Median Sales Price*	\$499,900	\$662,500	+ 32.5%	\$525,159	\$559,000	+ 6.4%
Inventory of Homes for Sale	165	72	- 56.4%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.9%	--	--	--
Cumulative Days on Market Until Sale	45	50	+ 10.6%	55	55	+ 0.3%
Percent of Original List Price Received*	97.8%	99.9%	+ 2.2%	97.3%	97.9%	+ 0.6%
New Listings	77	81	+ 5.2%	760	608	- 20.0%

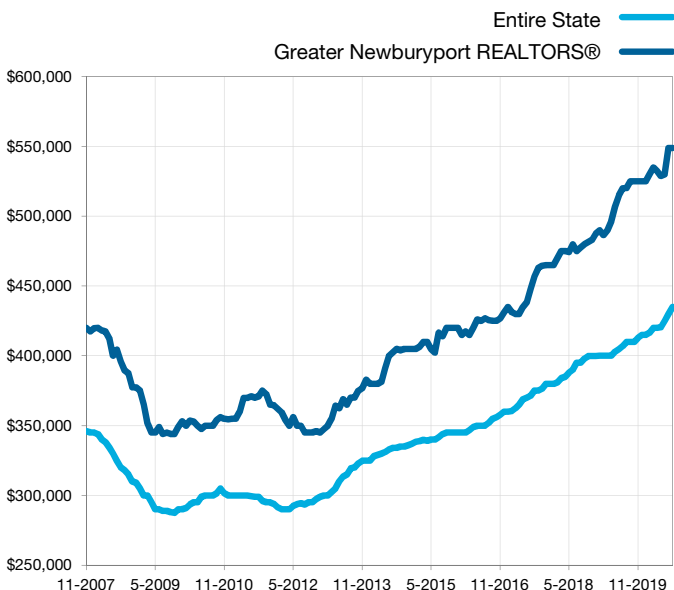
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	43	58	+ 34.9%	294	318	+ 8.2%
Closed Sales	40	53	+ 32.5%	278	262	- 5.8%
Median Sales Price*	\$316,500	\$460,000	+ 45.3%	\$357,000	\$400,000	+ 12.0%
Inventory of Homes for Sale	107	55	- 48.6%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.2%	--	--	--
Cumulative Days on Market Until Sale	45	41	- 9.2%	52	49	- 5.5%
Percent of Original List Price Received*	98.2%	98.8%	+ 0.7%	98.2%	99.2%	+ 0.9%
New Listings	57	47	- 17.5%	395	395	0.0%

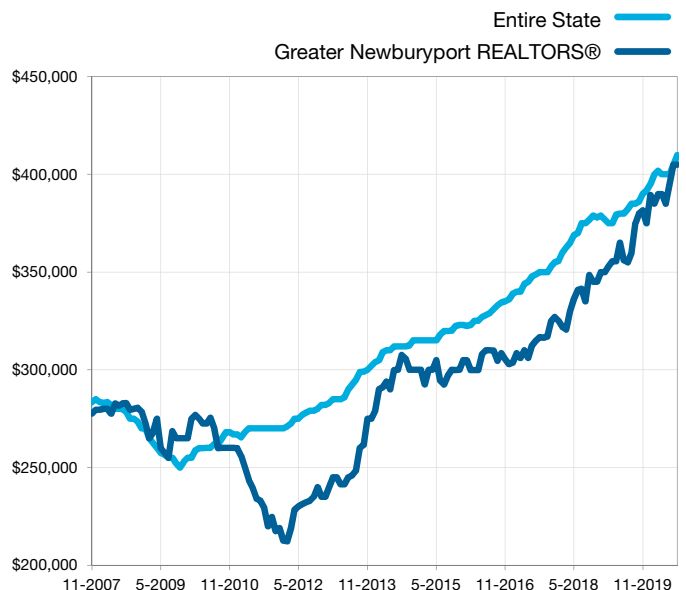
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 1.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.0%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 66.1%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	275	347	+ 26.2%	1,986	2,141	+ 7.8%
Closed Sales	307	309	+ 0.7%	1,822	1,788	- 1.9%
Median Sales Price*	\$295,900	\$339,900	+ 14.9%	\$275,000	\$317,000	+ 15.3%
Inventory of Homes for Sale	800	263	- 67.1%	--	--	--
Months Supply of Inventory	3.5	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.6%	59	56	- 5.1%
Percent of Original List Price Received*	98.0%	100.7%	+ 2.8%	97.4%	98.5%	+ 1.2%
New Listings	361	340	- 5.8%	2,668	2,293	- 14.1%

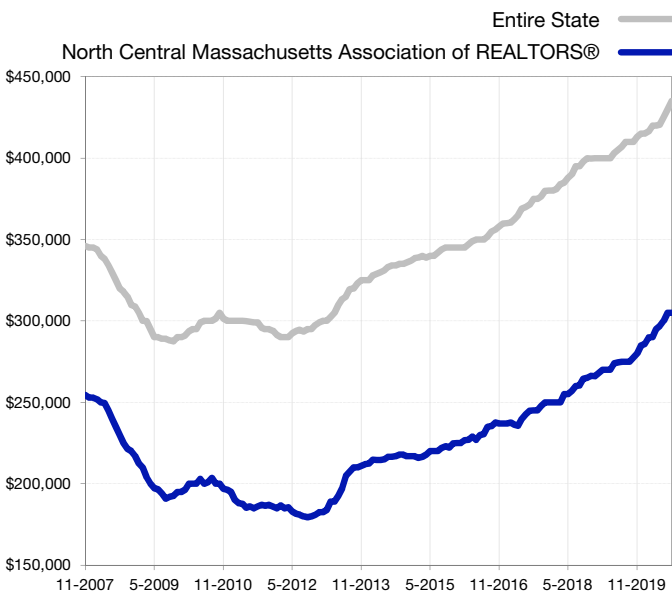
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	41	62	+ 51.2%	292	313	+ 7.2%
Closed Sales	42	45	+ 7.1%	262	262	0.0%
Median Sales Price*	\$194,500	\$219,900	+ 13.1%	\$182,250	\$211,600	+ 16.1%
Inventory of Homes for Sale	79	35	- 55.7%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.7%	--	--	--
Cumulative Days on Market Until Sale	48	57	+ 18.1%	46	57	+ 25.0%
Percent of Original List Price Received*	98.4%	100.1%	+ 1.7%	98.4%	99.2%	+ 0.8%
New Listings	52	48	- 7.7%	371	342	- 7.8%

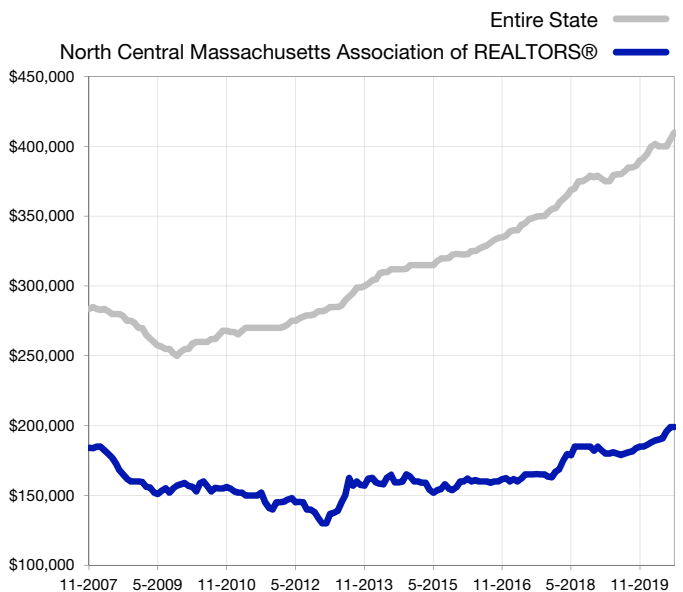
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 9.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.1%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 51.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	373	471	+ 26.3%	2,886	2,729	- 5.4%
Closed Sales	479	417	- 12.9%	2,680	2,284	- 14.8%
Median Sales Price*	\$494,000	\$552,000	+ 11.7%	\$466,000	\$518,500	+ 11.3%
Inventory of Homes for Sale	766	344	- 55.1%	--	--	--
Months Supply of Inventory	2.3	1.1	- 49.8%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.0%	52	43	- 16.0%
Percent of Original List Price Received*	98.3%	100.7%	+ 2.5%	97.9%	99.5%	+ 1.6%
New Listings	412	450	+ 9.2%	3,515	3,003	- 14.6%

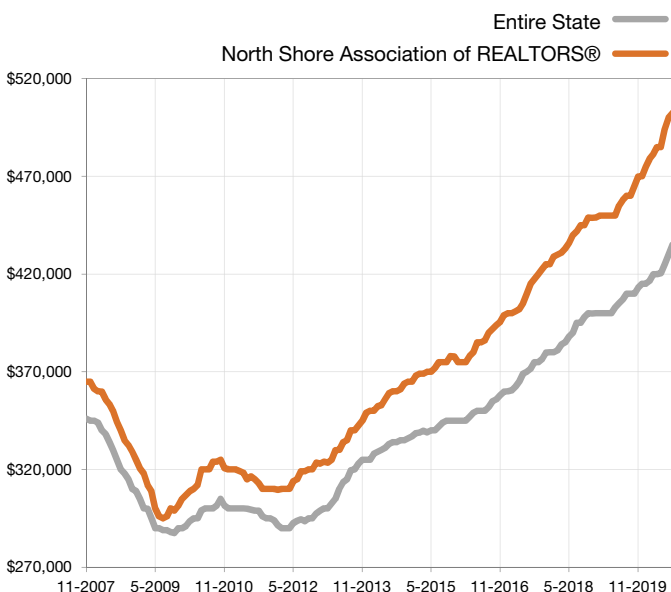
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	158	221	+ 39.9%	1,344	1,258	- 6.4%
Closed Sales	207	202	- 2.4%	1,236	1,076	- 12.9%
Median Sales Price*	\$335,000	\$340,000	+ 1.5%	\$315,000	\$340,000	+ 7.9%
Inventory of Homes for Sale	330	184	- 44.2%	--	--	--
Months Supply of Inventory	2.2	1.3	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	47	43	- 7.0%	49	50	+ 2.5%
Percent of Original List Price Received*	98.7%	100.6%	+ 1.9%	98.6%	99.6%	+ 1.0%
New Listings	171	223	+ 30.4%	1,604	1,400	- 12.7%

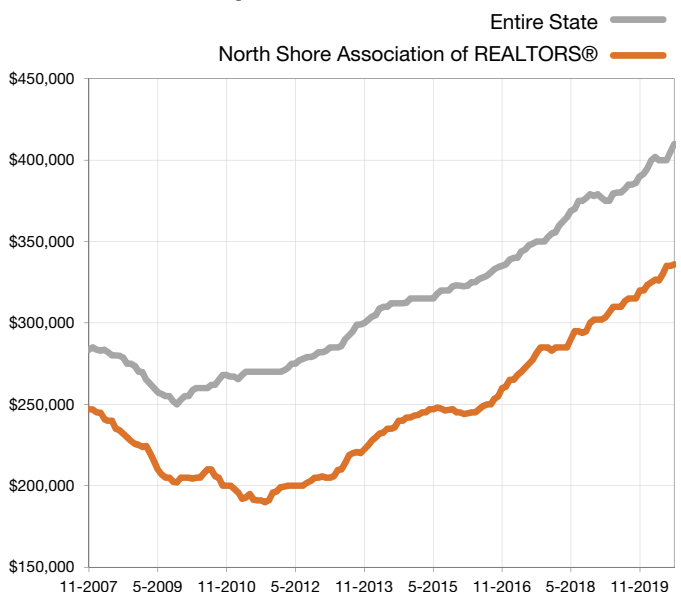
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 3.4%

+ 13.9%

- 55.3%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	325	456	+ 40.3%	2,843	2,658	- 6.5%
Closed Sales	462	446	- 3.5%	2,645	2,247	- 15.0%
Median Sales Price*	\$461,000	\$551,465	+ 19.6%	\$450,100	\$490,000	+ 8.9%
Inventory of Homes for Sale	662	267	- 59.7%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.7%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.0%	47	41	- 13.4%
Percent of Original List Price Received*	98.9%	101.1%	+ 2.1%	98.5%	100.0%	+ 1.5%
New Listings	368	415	+ 12.8%	3,467	2,932	- 15.4%

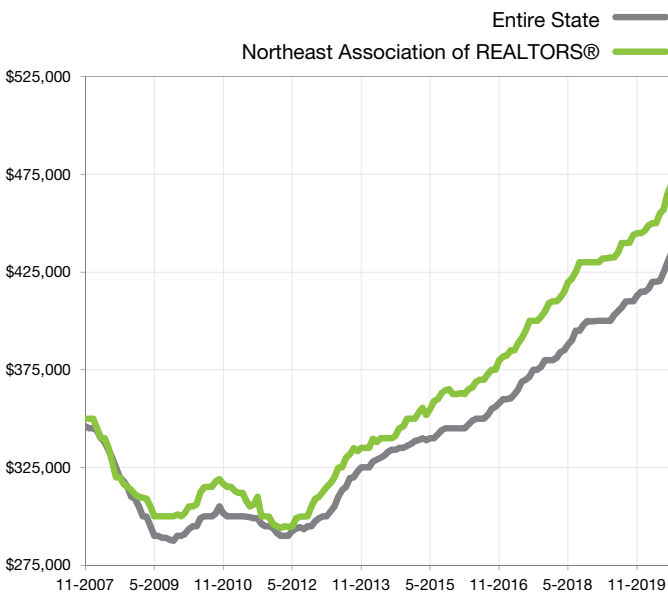
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	135	134	- 0.7%	1,130	998	- 11.7%
Closed Sales	156	151	- 3.2%	1,035	870	- 15.9%
Median Sales Price*	\$262,500	\$310,000	+ 18.1%	\$264,000	\$291,250	+ 10.3%
Inventory of Homes for Sale	229	131	- 42.8%	--	--	--
Months Supply of Inventory	1.8	1.1	- 37.4%	--	--	--
Cumulative Days on Market Until Sale	40	39	- 3.3%	44	43	- 3.2%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	99.2%	99.6%	+ 0.5%
New Listings	141	158	+ 12.1%	1,284	1,139	- 11.3%

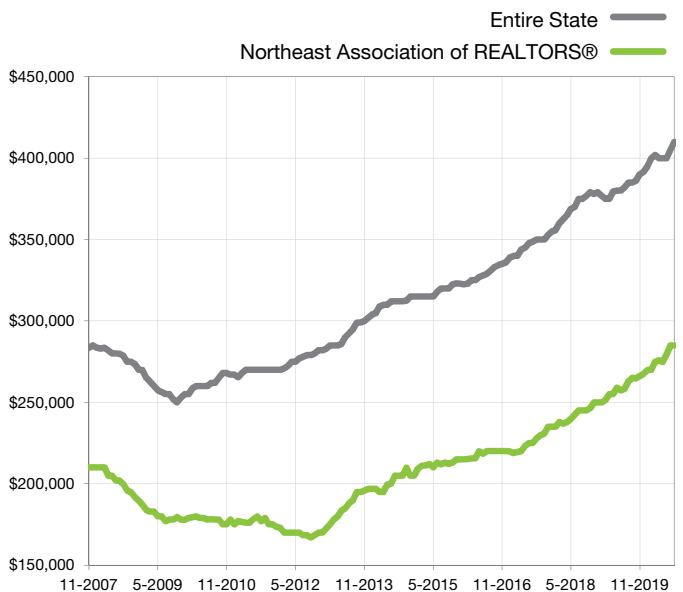
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 6.8%

+ 10.4%

- 57.8%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	583	771	+ 32.2%	4,536	4,585	+ 1.1%
Closed Sales	725	678	- 6.5%	4,165	3,881	- 6.8%
Median Sales Price*	\$340,500	\$388,500	+ 14.1%	\$325,000	\$347,700	+ 7.0%
Inventory of Homes for Sale	1,533	623	- 59.4%	--	--	--
Months Supply of Inventory	2.9	1.2	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 8.9%	59	52	- 12.1%
Percent of Original List Price Received*	98.1%	99.8%	+ 1.8%	97.6%	98.5%	+ 1.0%
New Listings	743	738	- 0.7%	5,860	5,078	- 13.3%

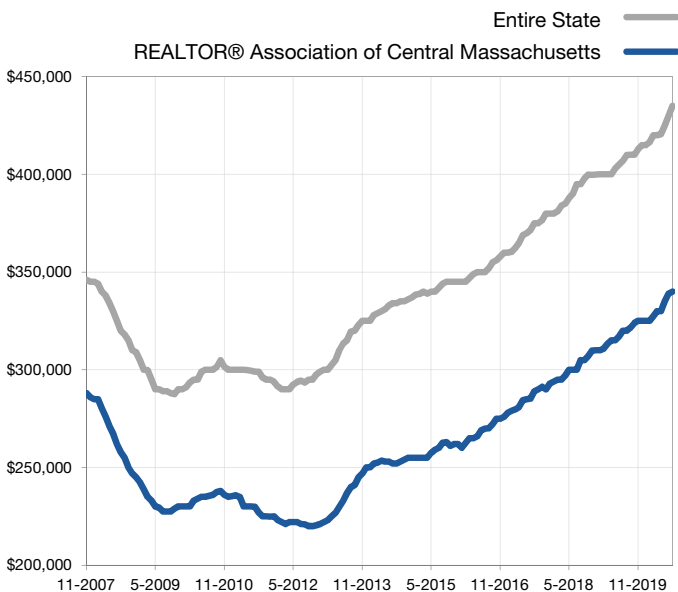
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	140	172	+ 22.9%	1,074	1,087	+ 1.2%
Closed Sales	171	157	- 8.2%	976	904	- 7.4%
Median Sales Price*	\$250,000	\$280,000	+ 12.0%	\$239,450	\$257,350	+ 7.5%
Inventory of Homes for Sale	337	167	- 50.4%	--	--	--
Months Supply of Inventory	2.7	1.4	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	48	41	- 14.0%	56	52	- 6.9%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.3%	98.6%	98.8%	+ 0.2%
New Listings	159	174	+ 9.4%	1,330	1,210	- 9.0%

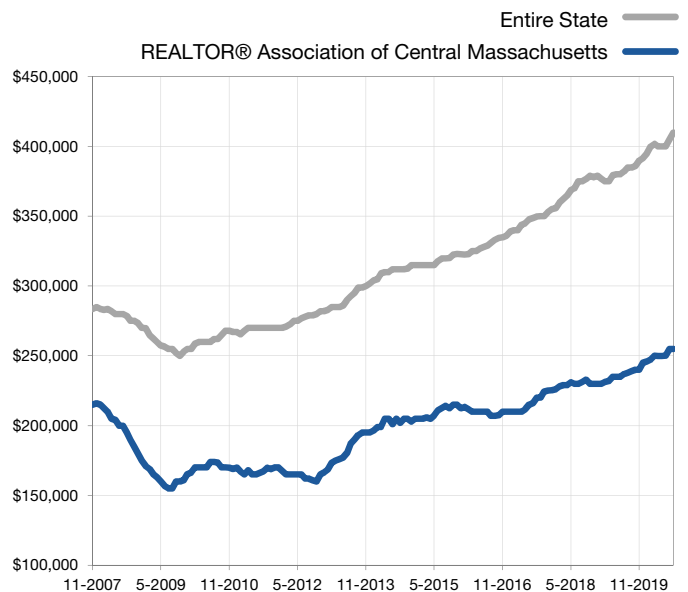
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 5.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.9%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 55.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	569	702	+ 23.4%	4,319	4,362	+ 1.0%
Closed Sales	649	606	- 6.6%	3,923	3,642	- 7.2%
Median Sales Price*	\$235,000	\$255,000	+ 8.5%	\$226,000	\$242,000	+ 7.1%
Inventory of Homes for Sale	1,717	739	- 57.0%	--	--	--
Months Supply of Inventory	3.5	1.5	- 55.7%	--	--	--
Cumulative Days on Market Until Sale	56	48	- 14.9%	69	60	- 12.8%
Percent of Original List Price Received*	96.9%	99.5%	+ 2.6%	96.3%	97.7%	+ 1.5%
New Listings	711	683	- 3.9%	5,608	4,772	- 14.9%

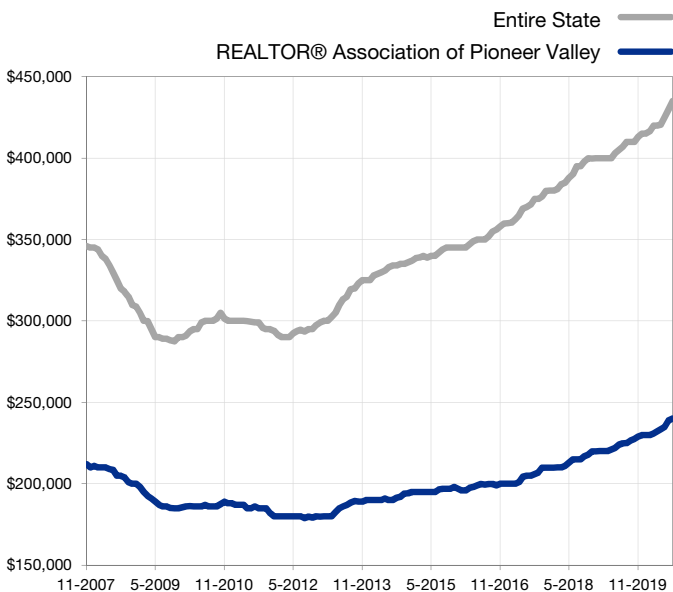
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	65	80	+ 23.1%	630	565	- 10.3%
Closed Sales	91	90	- 1.1%	595	491	- 17.5%
Median Sales Price*	\$178,000	\$209,950	+ 17.9%	\$165,000	\$169,000	+ 2.4%
Inventory of Homes for Sale	209	113	- 45.9%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	67	67	+ 0.7%	74	63	- 14.8%
Percent of Original List Price Received*	96.9%	98.5%	+ 1.6%	96.6%	97.6%	+ 1.0%
New Listings	87	92	+ 5.7%	730	612	- 16.2%

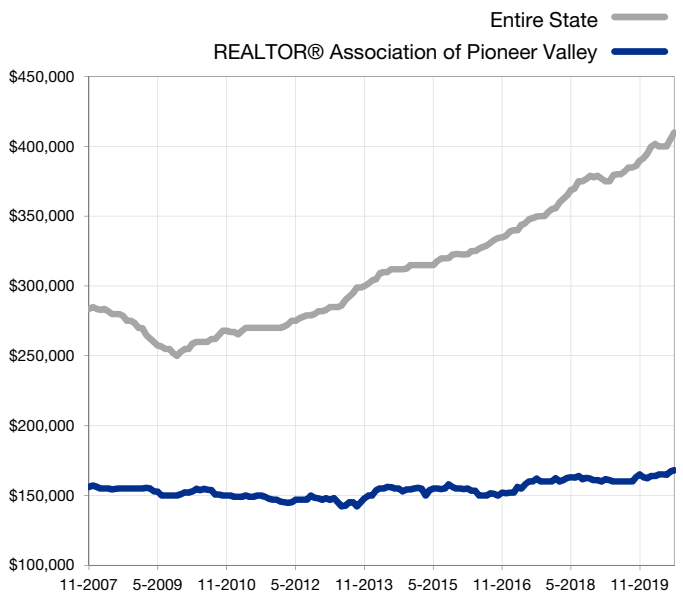
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 12.1%

+ 11.2%

- 61.4%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	458	614	+ 34.1%	3,444	3,571	+ 3.7%
Closed Sales	548	486	- 11.3%	3,174	2,888	- 9.0%
Median Sales Price*	\$345,000	\$385,950	+ 11.9%	\$340,000	\$360,000	+ 5.9%
Inventory of Homes for Sale	1,279	492	- 61.5%	--	--	--
Months Supply of Inventory	3.1	1.3	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	55	47	- 15.6%	62	58	- 6.7%
Percent of Original List Price Received*	97.5%	99.8%	+ 2.4%	97.3%	98.3%	+ 1.0%
New Listings	550	564	+ 2.5%	4,385	3,918	- 10.6%

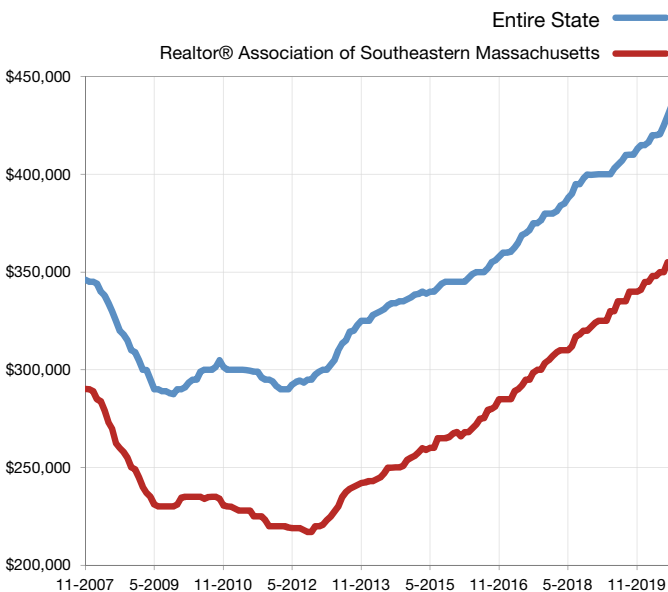
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	71	126	+ 77.5%	577	595	+ 3.1%
Closed Sales	70	57	- 18.6%	531	475	- 10.5%
Median Sales Price*	\$246,200	\$268,000	+ 8.9%	\$225,000	\$247,500	+ 10.0%
Inventory of Homes for Sale	181	72	- 60.2%	--	--	--
Months Supply of Inventory	2.7	1.1	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	64	43	- 31.9%	58	49	- 16.4%
Percent of Original List Price Received*	97.8%	99.5%	+ 1.8%	97.6%	98.3%	+ 0.7%
New Listings	82	110	+ 34.1%	711	673	- 5.3%

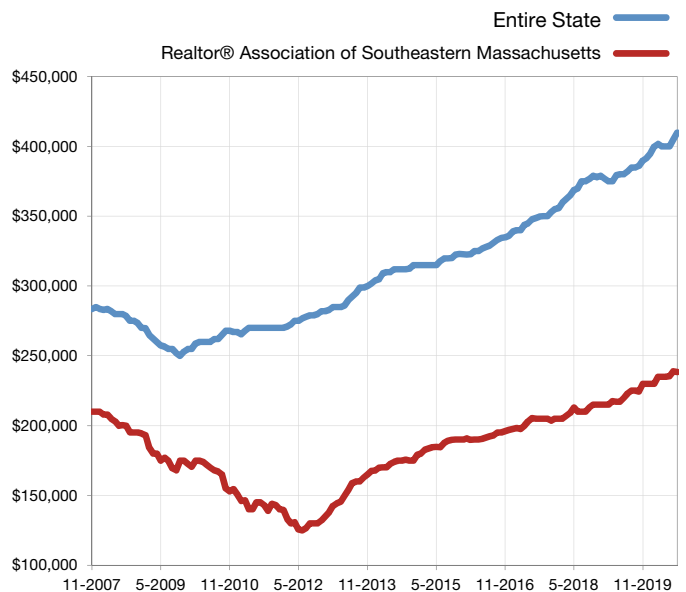
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 4.1%

+ 9.5%

- 60.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	96	121	+ 26.0%	738	807	+ 9.3%
Closed Sales	111	106	- 4.5%	689	693	+ 0.6%
Median Sales Price*	\$299,900	\$336,500	+ 12.2%	\$299,900	\$325,000	+ 8.4%
Inventory of Homes for Sale	340	123	- 63.8%	--	--	--
Months Supply of Inventory	3.9	1.4	- 65.5%	--	--	--
Cumulative Days on Market Until Sale	77	51	- 33.6%	77	66	- 15.0%
Percent of Original List Price Received*	95.8%	98.7%	+ 3.0%	95.5%	97.5%	+ 2.2%
New Listings	115	109	- 5.2%	994	853	- 14.2%

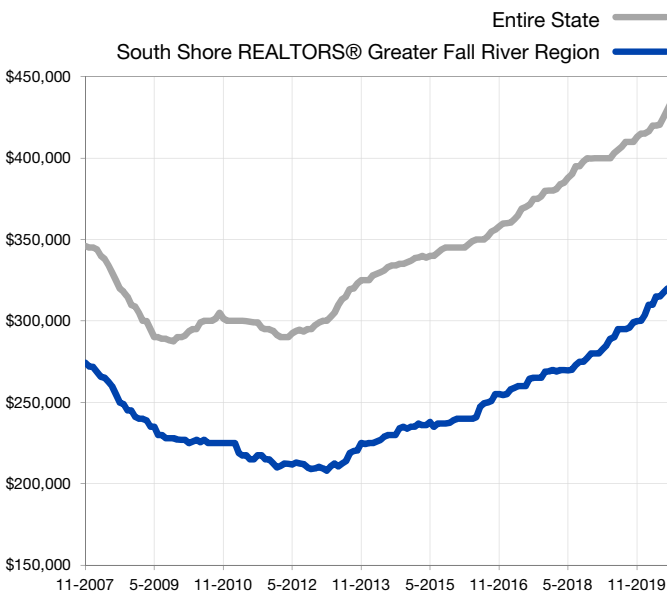
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	15	0.0%	78	77	- 1.3%
Closed Sales	11	11	0.0%	69	65	- 5.8%
Median Sales Price*	\$183,000	\$224,000	+ 22.4%	\$165,000	\$180,000	+ 9.1%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	3.0	2.3	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	81	29	- 64.5%	66	38	- 42.4%
Percent of Original List Price Received*	94.7%	98.5%	+ 4.0%	95.5%	96.6%	+ 1.2%
New Listings	15	16	+ 6.7%	97	106	+ 9.3%

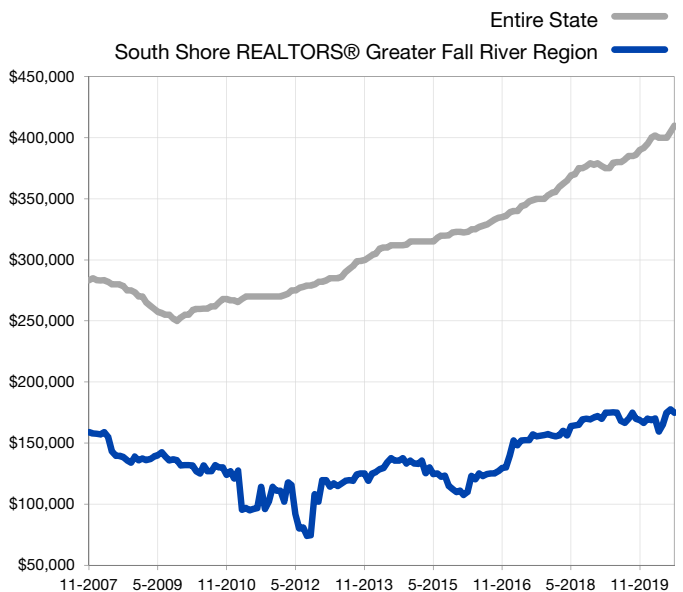
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 3.3%

+ 11.5%

- 56.4%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	532	697	+ 31.0%	4,282	4,433	+ 3.5%
Closed Sales	706	705	- 0.1%	3,963	3,668	- 7.4%
Median Sales Price*	\$465,000	\$519,000	+ 11.6%	\$450,000	\$485,000	+ 7.8%
Inventory of Homes for Sale	1,552	619	- 60.1%	--	--	--
Months Supply of Inventory	3.2	1.3	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	54	41	- 23.6%	59	57	- 4.5%
Percent of Original List Price Received*	97.3%	99.9%	+ 2.6%	97.3%	98.1%	+ 0.8%
New Listings	665	668	+ 0.5%	5,820	5,012	- 13.9%

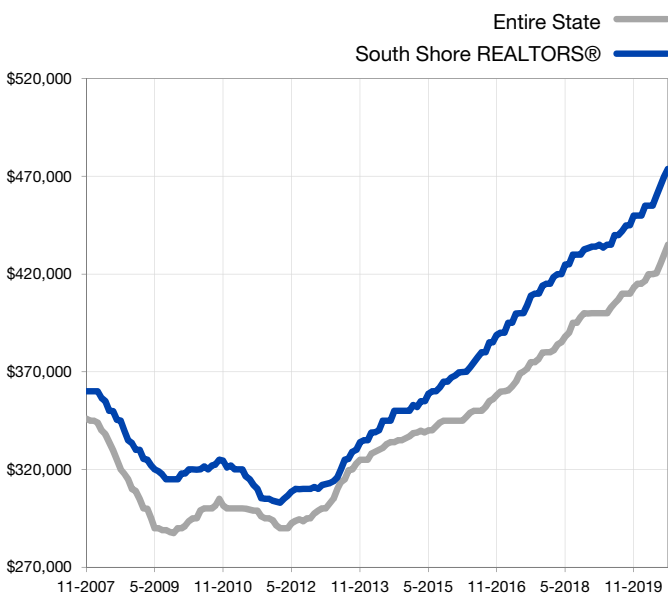
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	153	240	+ 56.9%	1,377	1,342	- 2.5%
Closed Sales	207	178	- 14.0%	1,329	1,114	- 16.2%
Median Sales Price*	\$354,000	\$380,000	+ 7.3%	\$345,000	\$370,000	+ 7.2%
Inventory of Homes for Sale	483	268	- 44.5%	--	--	--
Months Supply of Inventory	2.9	1.8	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	55	49	- 10.7%	59	62	+ 3.7%
Percent of Original List Price Received*	98.2%	98.9%	+ 0.7%	98.4%	98.5%	+ 0.0%
New Listings	238	252	+ 5.9%	1,836	1,635	- 10.9%

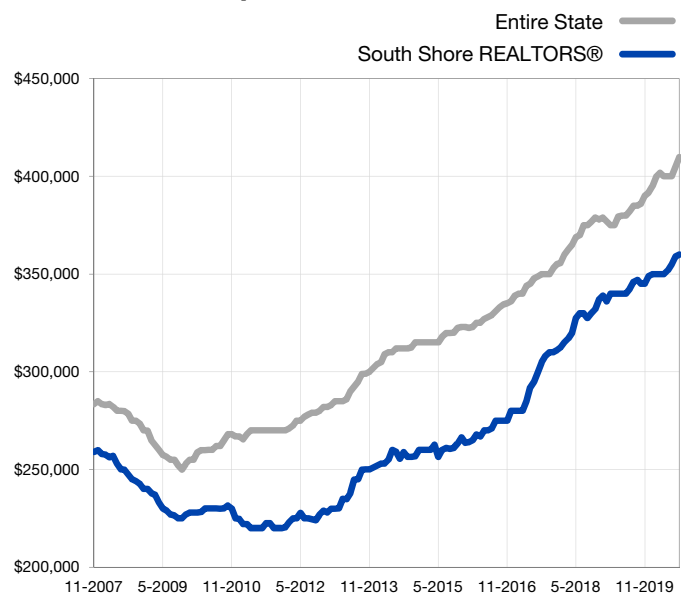
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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