

Q2 2020 FALL RIVER



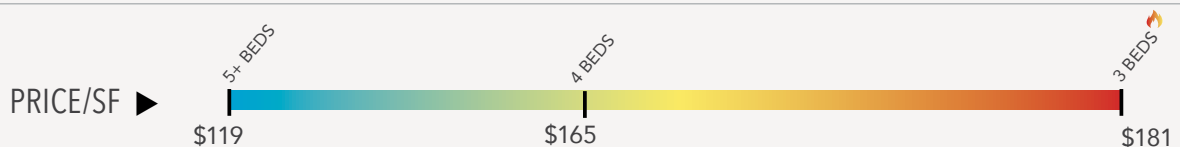
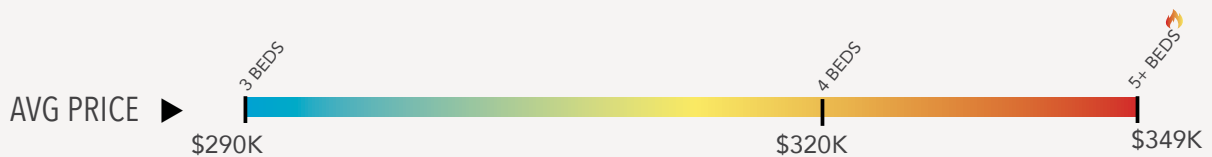
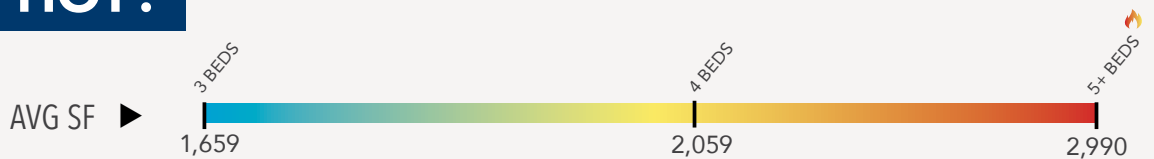
TRENDS & INSIGHTS

From a pricing standpoint, Fall River had an exceptionally strong quarter. Q2 2020's average single family sale price of \$290,527 is the strongest of any quarter in the past two years, and represents a 10.3% increase over Q2 last year. Though there were fewer closing in Q2 2020 (91) than in Q2 2019 (74), this decline of 18.7% is smaller than the decline seen in the MetroWest area and on the north shore as well.

- The biggest single family sale this quarter was for \$475,000 (935 Meridian Street). Last years' biggest Q2 sale was 482 Madison Street for \$455,000.
- In June 2020, there were 48 homes on the market in Fall River, while in June 2019, there were 93 active homes for sale, nearly double the available inventory.



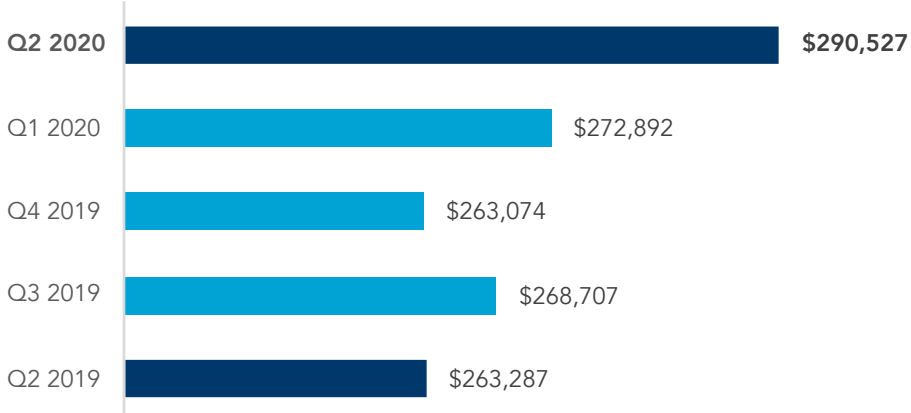
WHAT'S HOT?



AVERAGE SALES PRICE



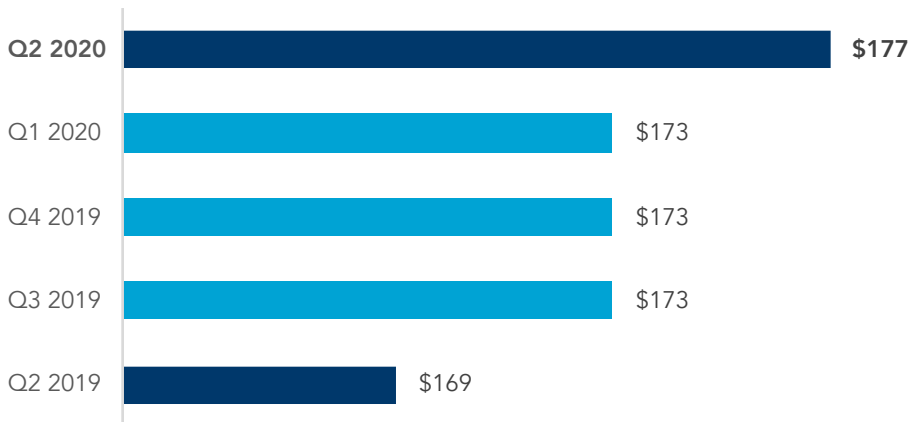
↑ 10.3%
 YEAR OVER YEAR
\$27,240
 INCREASE



AVERAGE COST PER SQ FT



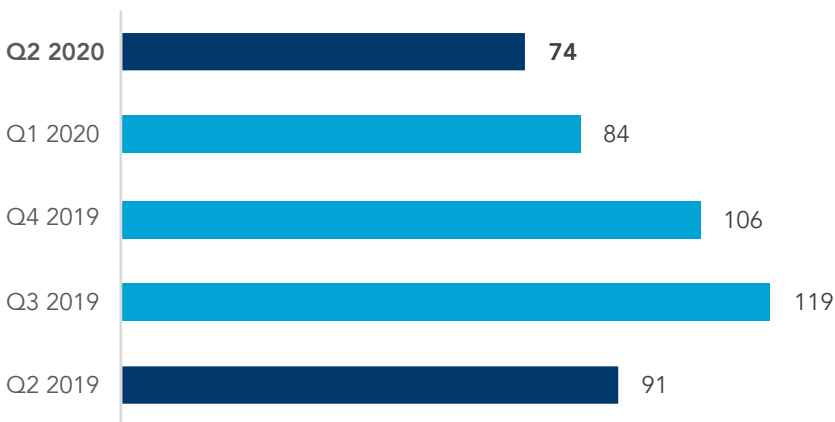
↑ 4.7%
 YEAR OVER YEAR
\$8
 INCREASE



NUMBER OF CLOSINGS



↓ 18.7%
 YEAR OVER YEAR
17 UNIT
 DECREASE



Note: Data is sourced from MLS, Single Family only