

Fall River

City · MA · Massachusetts > Bristol County

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

661

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



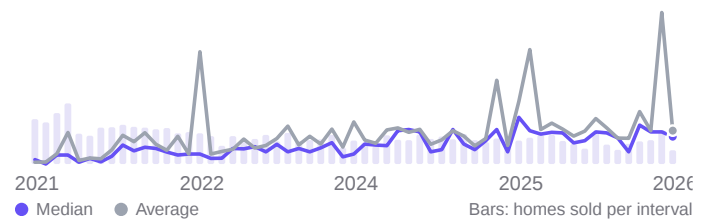
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$478K · Average \$505K

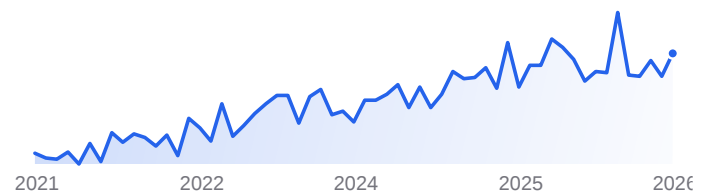
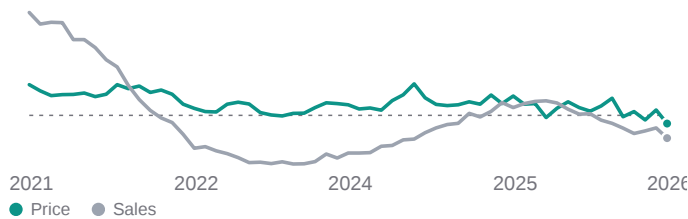


Growth (year over year)

Price -5.3% · Sales -14.5%

Price per square foot

\$250/ft²

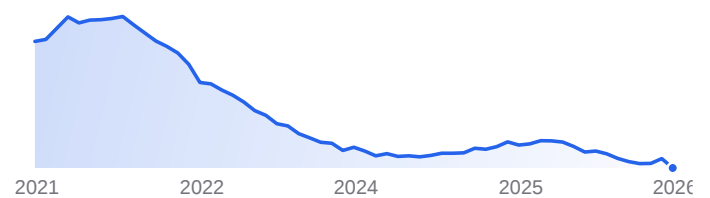
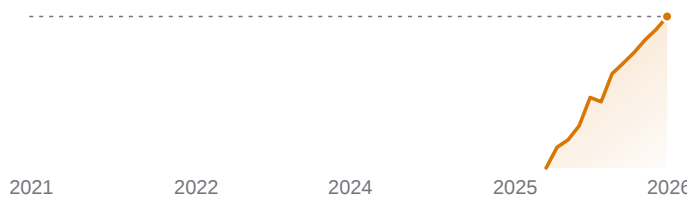


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

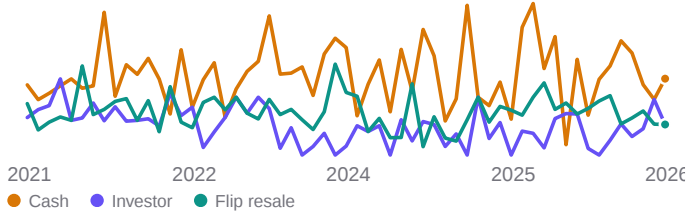
3.6%



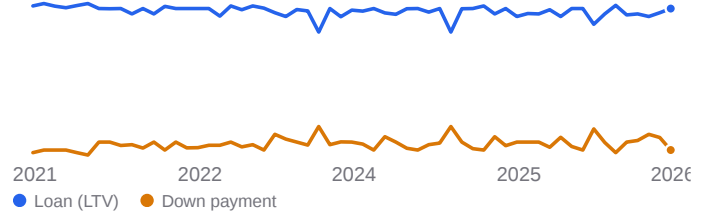
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 5.9% · Flip resale 5.9%

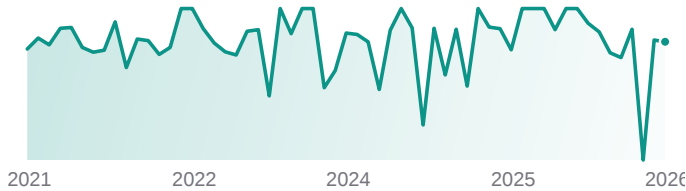


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



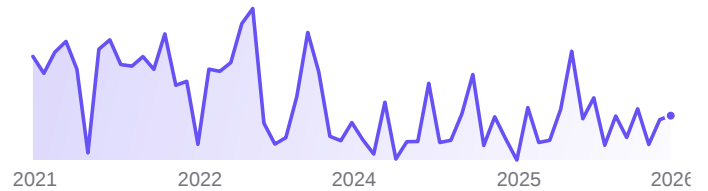
Sellers who sold at a gain

96%



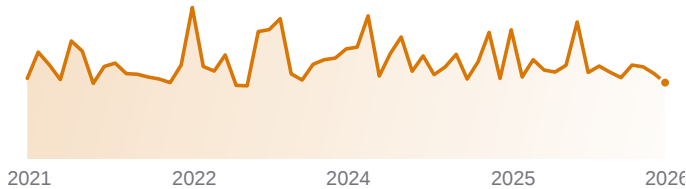
Typical hold before selling

7.4 yrs



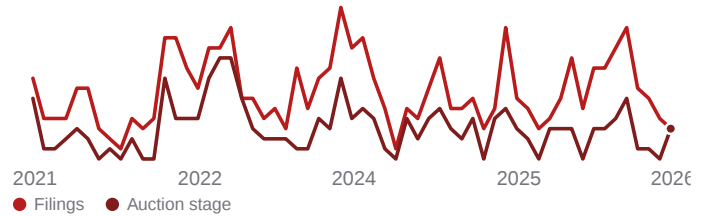
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,502
Median value (AVM)	\$417K
Median size	1,951 ft²
Median bedrooms	3
Median year built	1930
Single family	51%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	95,864
Density	2,894 / mi²
Median household income	\$53K
Average household income	\$72K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	60
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	20.1%
Unemployment	1.3%
Average temp	50°F
Annual precip	49 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.