

Fall River 02723

ZIP code · MA · Massachusetts > Bristol County > Fall River

BUYER'S MARKET

\$472K

MEDIAN SALE PRICE

-13.1%

1-YR CHANGE

94

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



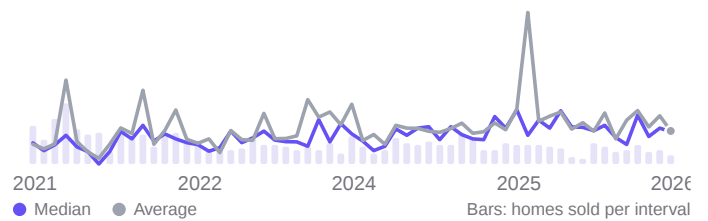
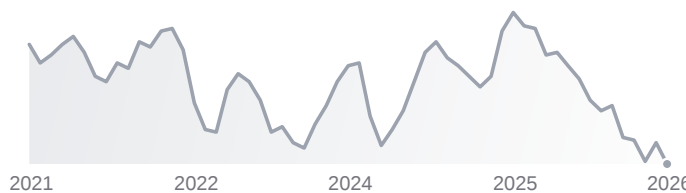
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$475K · Average \$481K

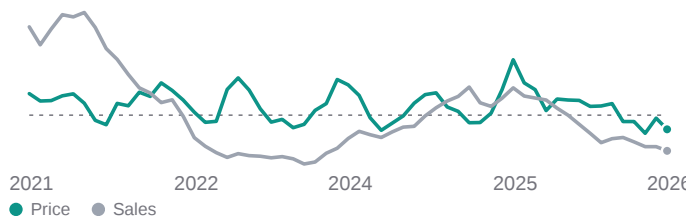


Growth (year over year)

Price -13.1% · Sales -32.9%

Price per square foot

\$274/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

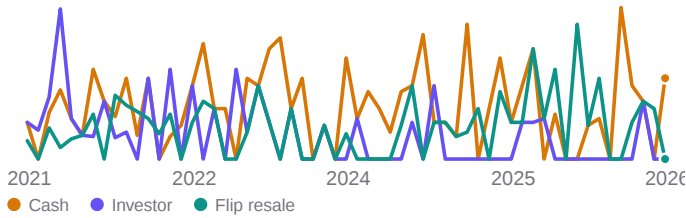
3.4%



BUYERS & OUTCOMES

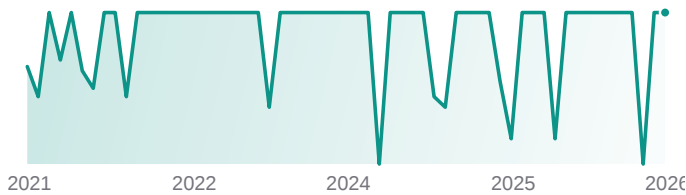
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



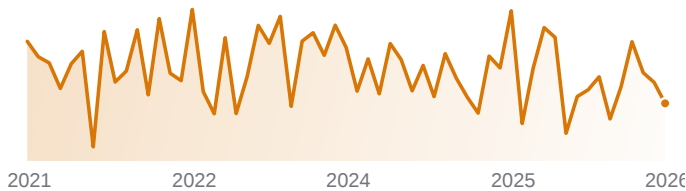
Sellers who sold at a gain

100%

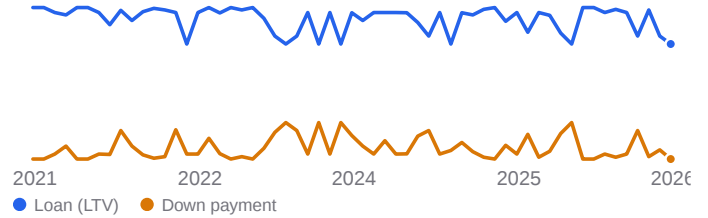


Median annualized return at resale

+4.9%

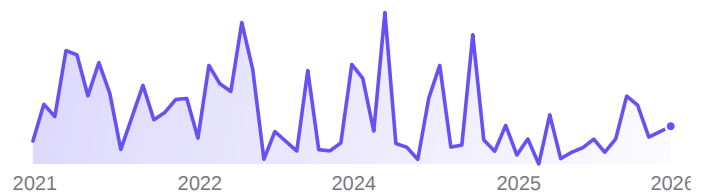


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.8%



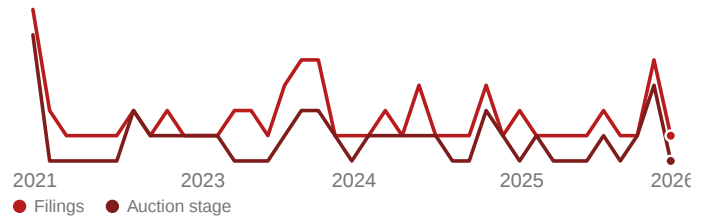
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,761
Median value (AVM)	\$406K
Median size	2,156 ft²
Median bedrooms	4
Median year built	1927
Single family	45%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	14%
Median loan-to-value	45%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	17,401
Density	6,565 / mi²
Median household income	\$49K
Average household income	\$71K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	24.7%
Unemployment	1.5%
Average temp	51°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.