

# Fall River 02724

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

BUYER'S MARKET

**\$517K**

MEDIAN SALE PRICE

**-5.8%**

1-YR CHANGE

**108**

SALES (12 MO)

**\$404K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



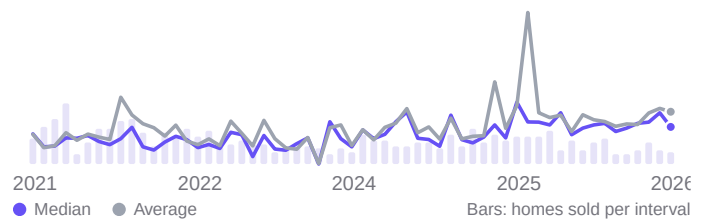
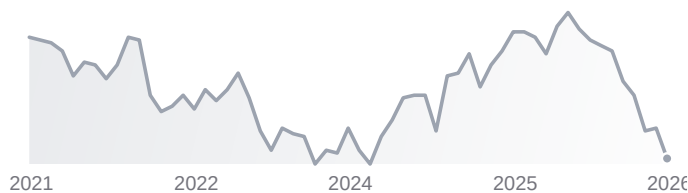
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$478K · Average \$571K

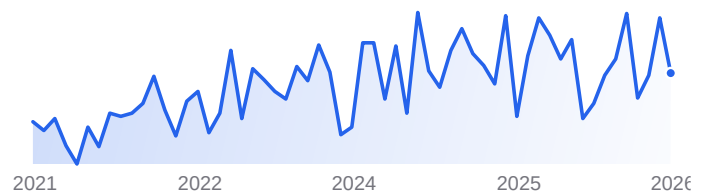
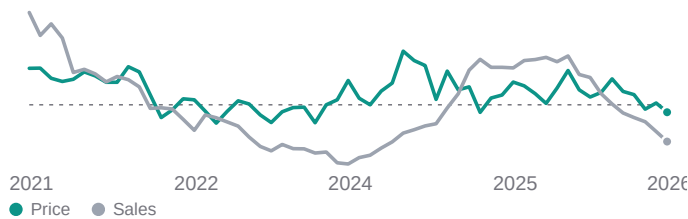


Growth (year over year)

Price -5.8% · Sales -28.9%

Price per square foot

\$214/ft²

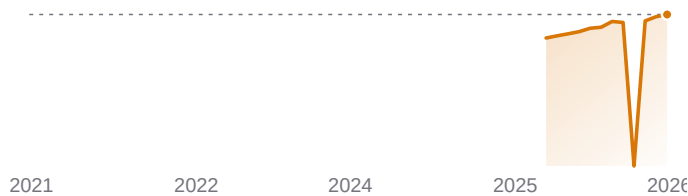


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

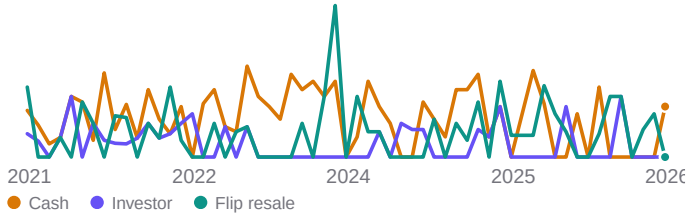
3.2%



## BUYERS & OUTCOMES

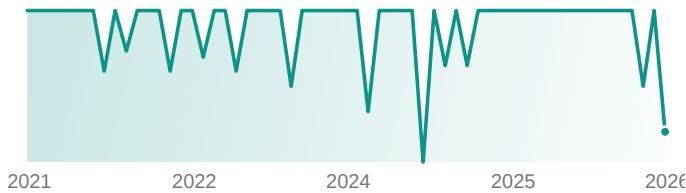
### Buyer mix

Cash 17% · Investor 0% · Flip resale 0%



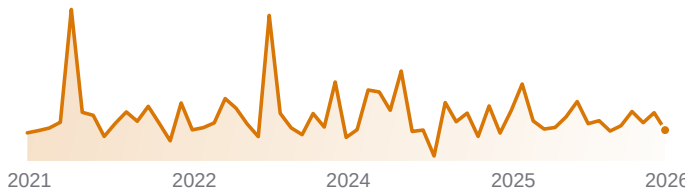
### Sellers who sold at a gain

80%

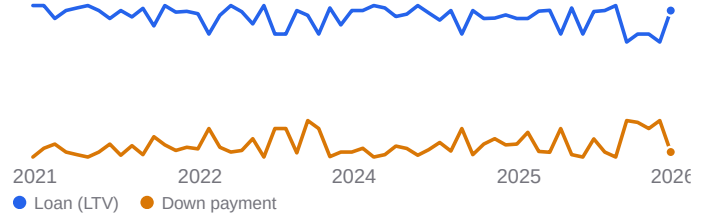


### Median annualized return at resale

+5.0%

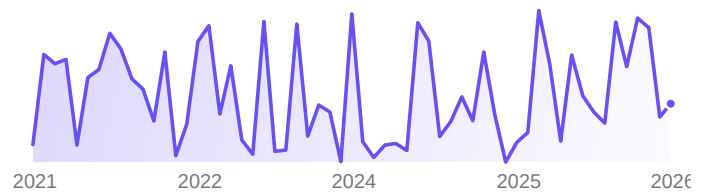


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



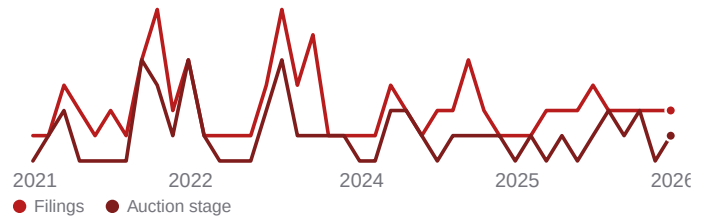
### Typical hold before selling

7.4 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,415     |
| Median value (AVM) | \$404K    |
| Median size        | 2,071 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1930      |
| Single family      | 45%       |
| Condos             | 5.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 0.5% |
| Owner occupied                | 69%  |
| Company owned                 | 12%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**13.7 yrs**

## COMMUNITY

|                                  |                               |
|----------------------------------|-------------------------------|
| Population                       | <b>18,427</b>                 |
| Density                          | <b>7,410 / mi<sup>2</sup></b> |
| Median household income          | <b>\$48K</b>                  |
| Average household income         | <b>\$66K</b>                  |
| Crime index (US avg 100)         | <b>154</b>                    |
| Air pollution index (US avg 100) | <b>98</b>                     |
| Earthquake index (US avg 100)    | <b>62</b>                     |
| Homes occupied                   | <b>93%</b>                    |
| Bachelor's or higher             | <b>10%</b>                    |
| Poverty rate                     | <b>22.7%</b>                  |
| Unemployment                     | <b>1.2%</b>                   |
| Average temp                     | <b>50°F</b>                   |
| Annual precip                    | <b>49 in</b>                  |
| Sunshine                         | <b>52%</b>                    |

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.