

# Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	49	77	+ 57.1%	362	455	+ 25.7%
Closed Sales	59	59	0.0%	325	380	+ 16.9%
Median Sales Price*	\$194,900	<b>\$215,000</b>	+ 10.3%	\$186,000	<b>\$199,400</b>	+ 7.2%
Inventory of Homes for Sale	237	161	- 32.1%	--	--	--
Months Supply of Inventory	5.8	3.4	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	92	82	- 10.9%	107	94	- 12.1%
Percent of Original List Price Received*	94.2%	95.9%	+ 1.8%	93.2%	94.1%	+ 1.0%
New Listings	74	90	+ 21.6%	515	546	+ 6.0%

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

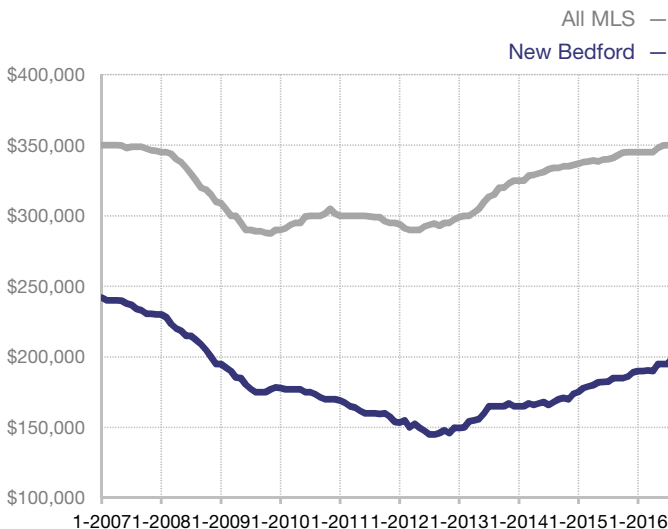
### Condominium Properties

Key Metrics	August			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	2	+ 100.0%	22	31	+ 40.9%
Closed Sales	3	7	+ 133.3%	22	28	+ 27.3%
Median Sales Price*	\$114,000	<b>\$100,000</b>	- 12.3%	\$96,000	<b>\$69,000</b>	- 28.1%
Inventory of Homes for Sale	25	15	- 40.0%	--	--	--
Months Supply of Inventory	10.3	3.4	- 67.0%	--	--	--
Cumulative Days on Market Until Sale	135	101	- 25.2%	138	82	- 40.6%
Percent of Original List Price Received*	92.2%	90.5%	- 1.8%	87.2%	88.5%	+ 1.5%
New Listings	5	3	- 40.0%	35	49	+ 40.0%

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

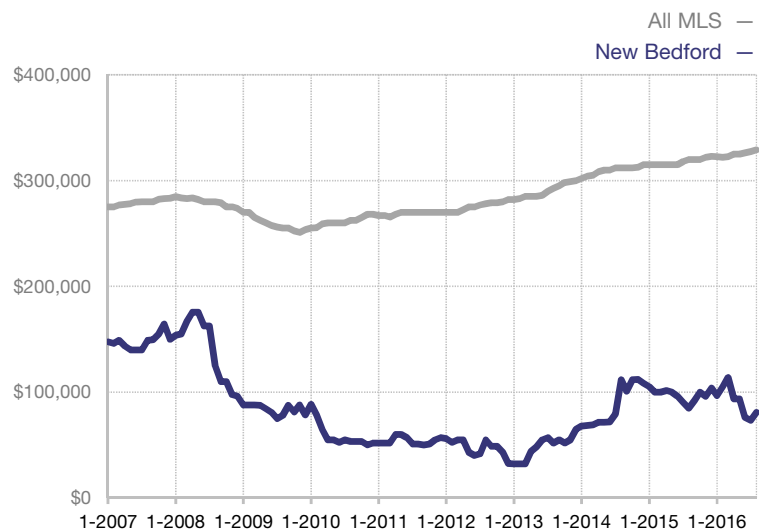
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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