

# Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	35	28	- 20.0%	626	604	- 3.5%
Closed Sales	41	43	+ 4.9%	627	605	- 3.5%
Median Sales Price*	\$225,000	<b>\$245,000</b>	+ 8.9%	\$226,000	<b>\$245,000</b>	+ 8.4%
Inventory of Homes for Sale	135	115	- 14.8%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	76	57	- 25.0%	60	61	+ 1.7%
Percent of Original List Price Received*	93.0%	97.5%	+ 4.8%	95.8%	97.3%	+ 1.6%
New Listings	23	34	+ 47.8%	754	713	- 5.4%

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

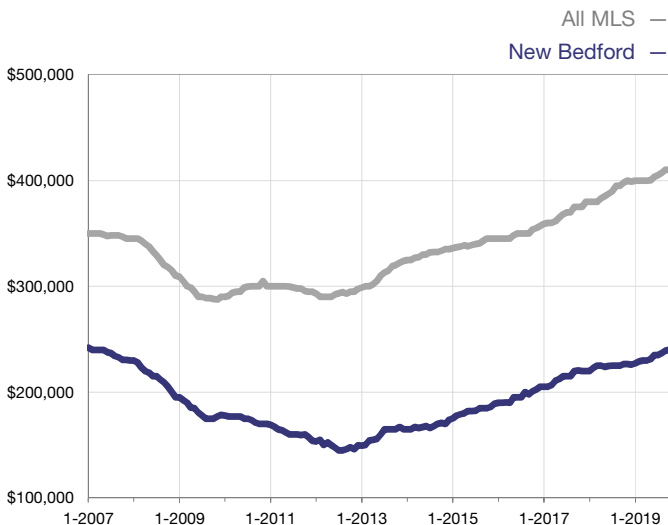
### Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	7	+ 133.3%	38	54	+ 42.1%
Closed Sales	0	5	--	36	50	+ 38.9%
Median Sales Price*	\$0	<b>\$124,900</b>	--	\$100,000	<b>\$113,450</b>	+ 13.5%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	3.9	5.8	+ 48.7%	--	--	--
Cumulative Days on Market Until Sale	0	77	--	38	58	+ 52.6%
Percent of Original List Price Received*	0.0%	93.8%	--	96.5%	93.7%	- 2.9%
New Listings	7	4	- 42.9%	55	104	+ 89.1%

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

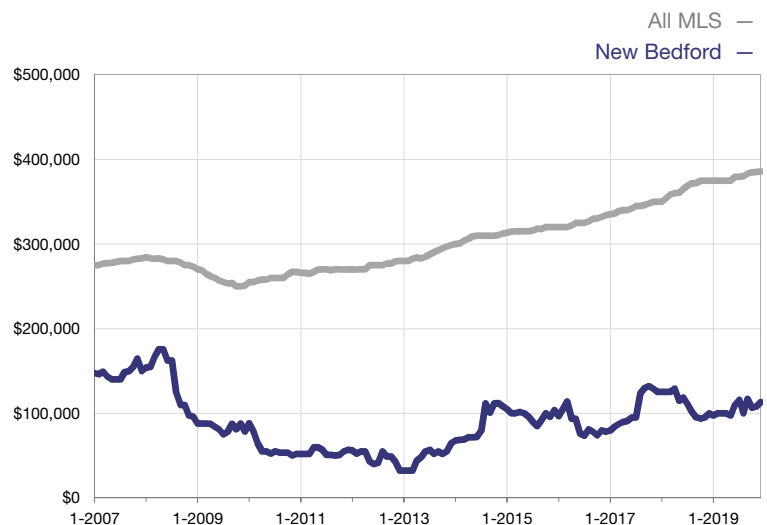
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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