

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	54	62	+ 14.8%	380	372	- 2.1%
Closed Sales	51	62	+ 21.6%	348	310	- 10.9%
Median Sales Price*	\$249,900	<b>\$269,950</b>	+ 8.0%	\$237,000	<b>\$259,250</b>	+ 9.4%
Inventory of Homes for Sale	107	63	- 41.1%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	60	47	- 21.7%	69	52	- 24.6%
Percent of Original List Price Received*	98.9%	<b>99.8%</b>	+ 0.9%	96.7%	<b>98.0%</b>	+ 1.3%
New Listings	70	68	- 2.9%	428	381	- 11.0%

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

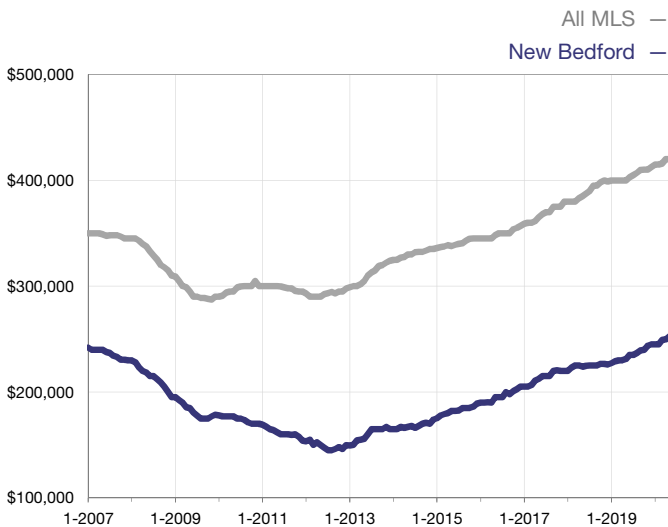
### Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	7	+ 250.0%	28	32	+ 14.3%
Closed Sales	4	4	0.0%	28	30	+ 7.1%
Median Sales Price*	\$155,000	<b>\$164,000</b>	+ 5.8%	\$117,000	<b>\$129,425</b>	+ 10.6%
Inventory of Homes for Sale	36	7	- 80.6%	--	--	--
Months Supply of Inventory	8.3	1.5	- 81.9%	--	--	--
Cumulative Days on Market Until Sale	43	117	+ 172.1%	57	87	+ 52.6%
Percent of Original List Price Received*	93.5%	<b>100.2%</b>	+ 7.2%	93.0%	<b>94.6%</b>	+ 1.7%
New Listings	8	6	- 25.0%	62	29	- 53.2%

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

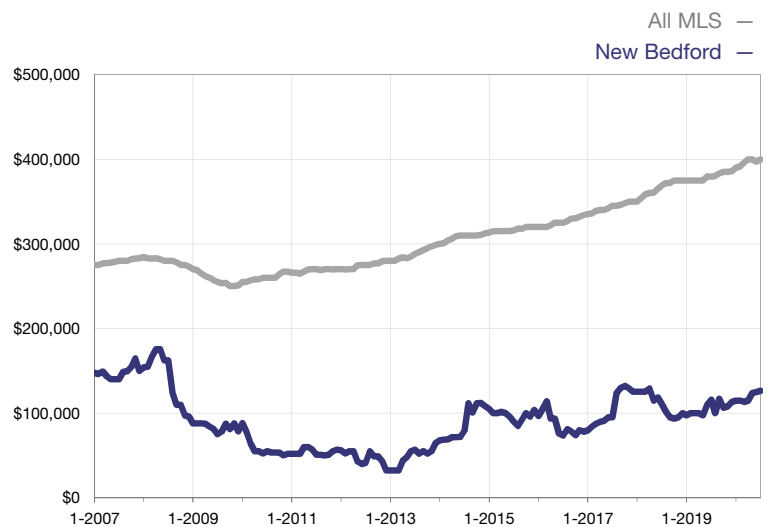
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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