

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	35	36	+ 2.9%	61	73	+ 19.7%
Closed Sales	31	24	- 22.6%	72	61	- 15.3%
Median Sales Price*	\$307,000	\$342,500	+ 11.6%	\$305,000	\$346,000	+ 13.4%
Inventory of Homes for Sale	47	27	- 42.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	37	26	- 29.7%	32	29	- 9.4%
Percent of Original List Price Received*	101.2%	102.9%	+ 1.7%	102.2%	102.5%	+ 0.3%
New Listings	39	38	- 2.6%	73	73	0.0%

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

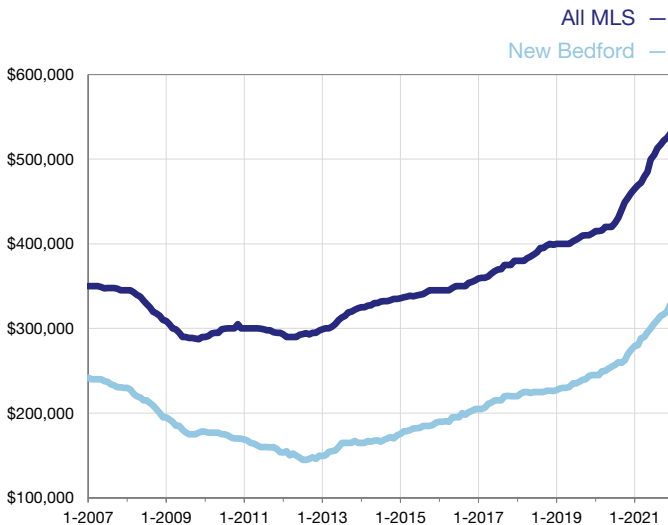
Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	7	+ 133.3%	10	12	+ 20.0%
Closed Sales	8	3	- 62.5%	13	7	- 46.2%
Median Sales Price*	\$134,500	\$200,000	+ 48.7%	\$159,900	\$181,000	+ 13.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	43	42	- 2.3%	67	42	- 37.3%
Percent of Original List Price Received*	93.9%	107.0%	+ 14.0%	94.7%	104.3%	+ 10.1%
New Listings	2	8	+ 300.0%	7	12	+ 71.4%

* 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

