

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	19	- 44.1%	548	469	- 14.4%
Closed Sales	52	48	- 7.7%	552	482	- 12.7%
Median Sales Price*	\$354,000	\$365,250	+ 3.2%	\$327,500	\$360,000	+ 9.9%
Inventory of Homes for Sale	47	47	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	58	+ 81.3%	28	32	+ 14.3%
Percent of Original List Price Received*	102.1%	96.3%	- 5.7%	102.9%	101.2%	- 1.7%
New Listings	29	21	- 27.6%	610	551	- 9.7%

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

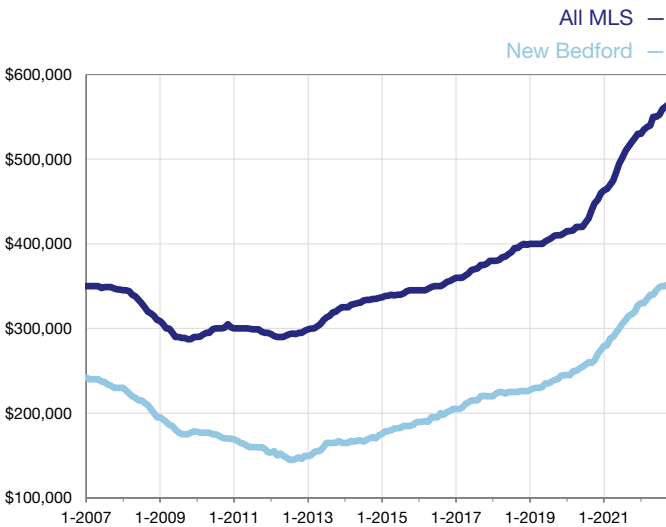
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	60	52	- 13.3%
Closed Sales	8	4	- 50.0%	61	51	- 16.4%
Median Sales Price*	\$193,000	\$200,950	+ 4.1%	\$160,000	\$191,000	+ 19.4%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	50	37	- 26.0%
Percent of Original List Price Received*	96.4%	98.4%	+ 2.1%	97.1%	100.1%	+ 3.1%
New Listings	4	2	- 50.0%	70	68	- 2.9%

\* 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

