

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	27	- 12.9%	31	27	- 12.9%
Closed Sales	37	18	- 51.4%	37	18	- 51.4%
Median Sales Price*	\$349,900	\$337,000	- 3.7%	\$349,900	\$337,000	- 3.7%
Inventory of Homes for Sale	49	56	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	30	48	+ 60.0%	30	48	+ 60.0%
Percent of Original List Price Received*	102.2%	95.9%	- 6.2%	102.2%	95.9%	- 6.2%
New Listings	36	34	- 5.6%	36	34	- 5.6%

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

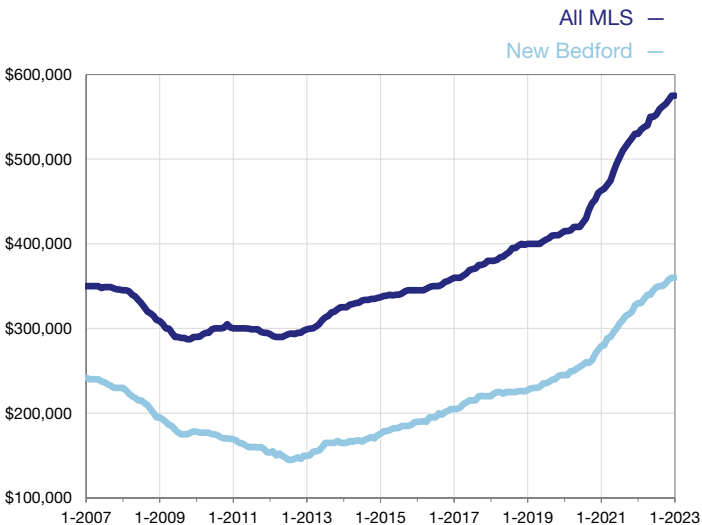
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$176,000	\$195,000	+ 10.8%	\$176,000	\$195,000	+ 10.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	43	102	+ 137.2%	43	102	+ 137.2%
Percent of Original List Price Received*	102.3%	102.5%	+ 0.2%	102.3%	102.5%	+ 0.2%
New Listings	3	1	- 66.7%	3	1	- 66.7%

* 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

