

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	67	61	- 9.0%	385	393	+ 2.1%
Closed Sales	57	50	- 12.3%	341	346	+ 1.5%
Median Sales Price*	\$230,000	<b>\$252,450</b>	+ 9.8%	\$225,000	<b>\$237,000</b>	+ 5.3%
Inventory of Homes for Sale	133	90	- 32.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	55	60	+ 9.1%	63	69	+ 9.5%
Percent of Original List Price Received*	96.6%	<b>99.0%</b>	+ 2.5%	95.7%	<b>96.7%</b>	+ 1.0%
New Listings	78	70	- 10.3%	456	428	- 6.1%

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

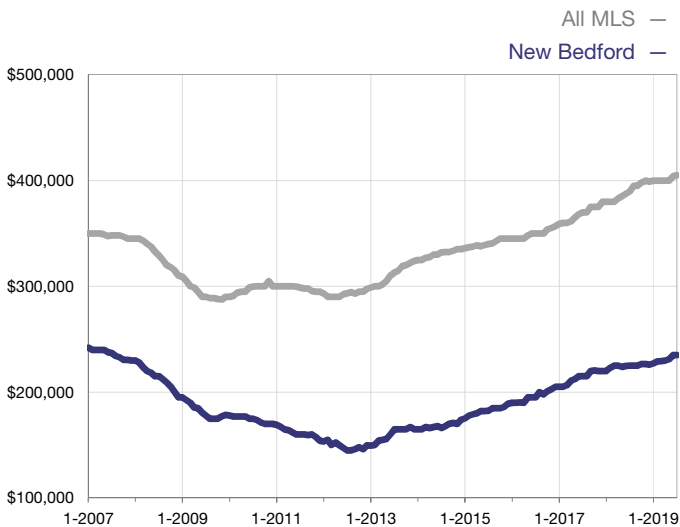
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	2	- 71.4%	23	28	+ 21.7%
Closed Sales	2	4	+ 100.0%	16	28	+ 75.0%
Median Sales Price*	\$218,750	<b>\$155,000</b>	- 29.1%	\$95,000	<b>\$117,000</b>	+ 23.2%
Inventory of Homes for Sale	11	30	+ 172.7%	--	--	--
Months Supply of Inventory	2.8	6.9	+ 146.4%	--	--	--
Cumulative Days on Market Until Sale	13	43	+ 230.8%	50	57	+ 14.0%
Percent of Original List Price Received*	91.3%	<b>93.5%</b>	+ 2.4%	95.0%	<b>93.0%</b>	- 2.1%
New Listings	8	8	0.0%	31	62	+ 100.0%

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

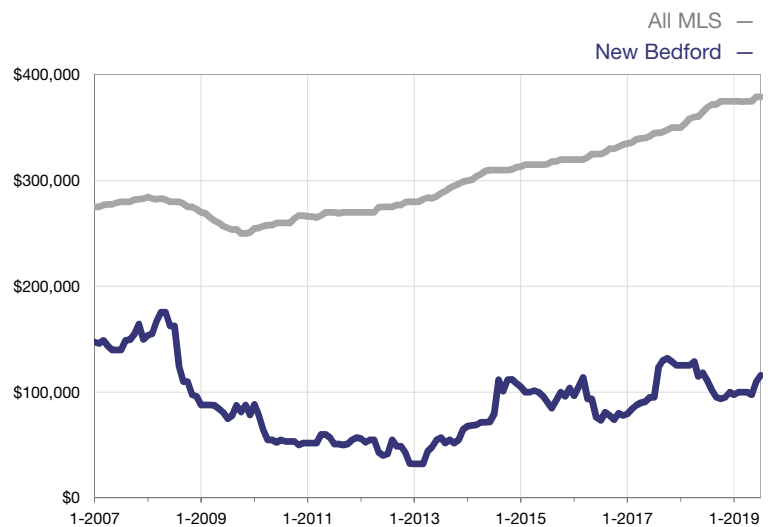
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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