Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

New Bedford

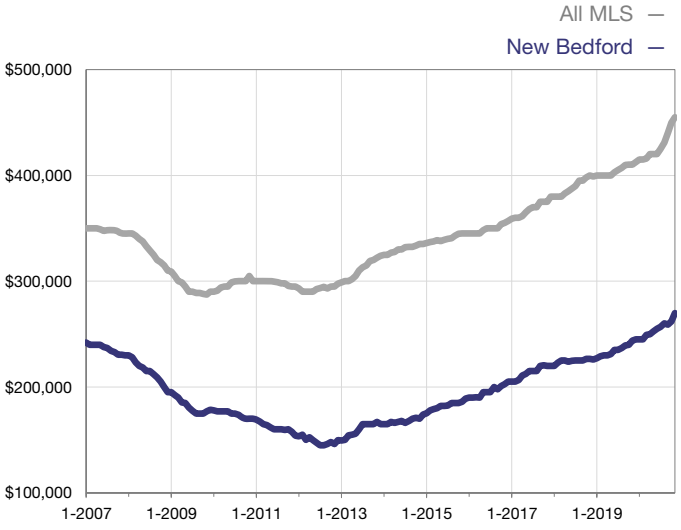
Single-Family Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	37	**45**	+ 21.6%	571	**601**	+ 5.3%
Closed Sales	51	**58**	+ 13.7%	567	**525**	- 7.4%
Median Sales Price*	$246,000	**$304,000**	+ 23.6%	$245,000	**$270,000**	+ 10.2%
Inventory of Homes for Sale	136	**35**	- 74.3%	--	--	--
Months Supply of Inventory	2.7	**0.7**	- 74.1%	--	--	--
Cumulative Days on Market Until Sale	55	**41**	- 25.5%	61	**48**	- 21.3%
Percent of Original List Price Received*	97.2%	**102.8%**	+ 5.8%	97.3%	**99.4%**	+ 2.2%
New Listings	47	**45**	- 4.3%	680	**606**	- 10.9%

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

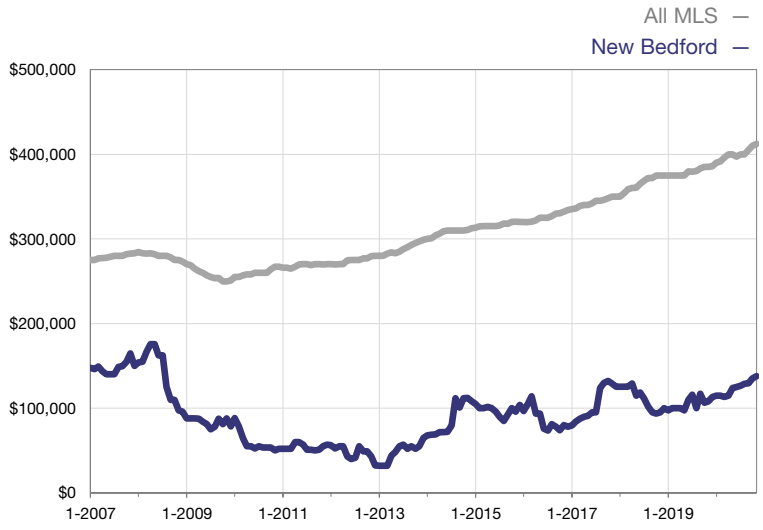
Condominium Properties	November			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	47	**56**	+ 19.1%
Closed Sales	5	**7**	+ 40.0%	45	**54**	+ 20.0%
Median Sales Price*	$112,000	**$164,900**	+ 47.2%	$108,000	**$150,950**	+ 39.8%
Inventory of Homes for Sale	29	**8**	- 72.4%	--	--	--
Months Supply of Inventory	7.1	**1.5**	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	68	**25**	- 63.2%	56	**63**	+ 12.5%
Percent of Original List Price Received*	97.0%	**98.5%**	+ 1.5%	93.7%	**96.8%**	+ 3.3%
New Listings	12	**7**	- 41.7%	100	**55**	- 45.0%

* 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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