

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

	April			Year to Date		
Key Metrics	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	49	+ 6.5%	185	173	- 6.5%
Closed Sales	34	49	+ 44.1%	156	152	- 2.6%
Median Sales Price*	\$268,450	\$300,000	+ 11.8%	\$254,125	\$305,750	+ 20.3%
Inventory of Homes for Sale	108	23	- 78.7%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	73	36	- 50.7%	60	32	- 46.7%
Percent of Original List Price Received*	99.7%	104.4%	+ 4.7%	97.7%	102.9%	+ 5.3%
New Listings	44	44	0.0%	194	180	- 7.2%

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

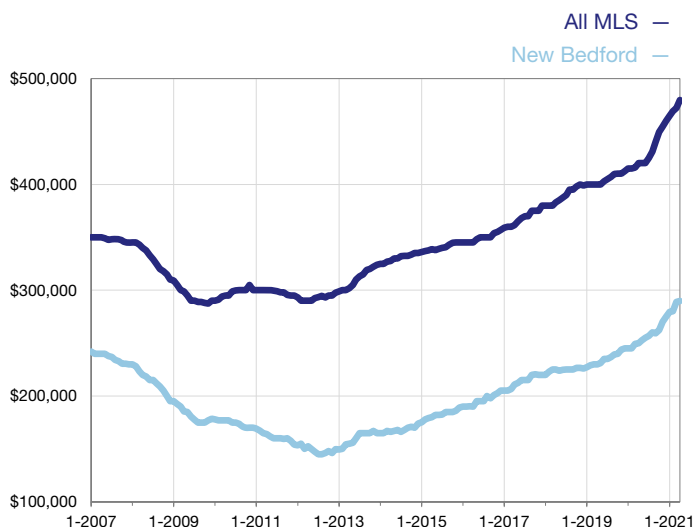
Condominium Properties

	April			Year to Date		
Key Metrics	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	15	15	0.0%
Closed Sales	6	5	- 16.7%	17	20	+ 17.6%
Median Sales Price*	\$159,992	\$203,000	+ 26.9%	\$129,900	\$159,950	+ 23.1%
Inventory of Homes for Sale	19	1	- 94.7%	--	--	--
Months Supply of Inventory	3.9	0.2	- 94.9%	--	--	--
Cumulative Days on Market Until Sale	34	173	+ 408.8%	80	91	+ 13.8%
Percent of Original List Price Received*	96.9%	99.4%	+ 2.6%	91.4%	95.5%	+ 4.5%
New Listings	4	1	- 75.0%	11	10	- 9.1%

* 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

