

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	53	41	- 22.6%	238	212	- 10.9%
Closed Sales	46	33	- 28.3%	202	187	- 7.4%
Median Sales Price*	\$245,000	<b>\$325,000</b>	+ 32.7%	\$250,000	<b>\$310,000</b>	+ 24.0%
Inventory of Homes for Sale	88	25	- 71.6%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	44	19	- 56.8%	57	30	- 47.4%
Percent of Original List Price Received*	96.4%	<b>104.5%</b>	+ 8.4%	97.4%	<b>103.2%</b>	+ 6.0%
New Listings	45	49	+ 8.9%	239	229	- 4.2%

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

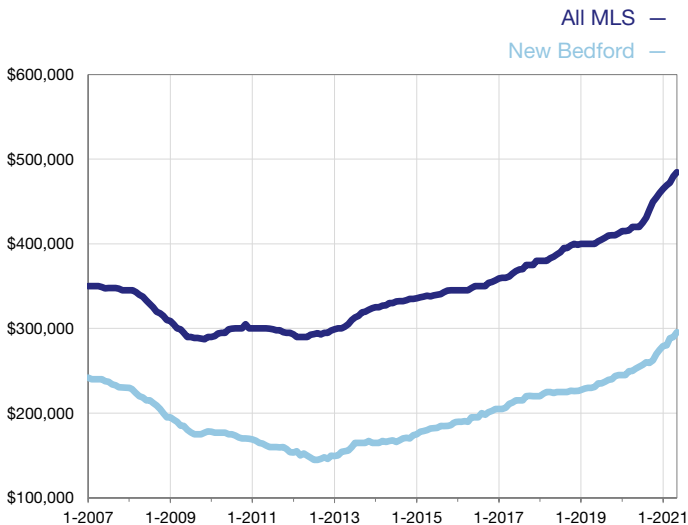
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	1	- 80.0%	20	16	- 20.0%
Closed Sales	1	0	- 100.0%	18	20	+ 11.1%
Median Sales Price*	\$123,000	<b>\$0</b>	- 100.0%	\$128,950	<b>\$159,950</b>	+ 24.0%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	76	91	+ 19.7%
Percent of Original List Price Received*	98.4%	<b>0.0%</b>	- 100.0%	91.8%	<b>95.5%</b>	+ 4.0%
New Listings	7	10	+ 42.9%	18	20	+ 11.1%

\* 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

