

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	44	48	+ 9.1%	514	453	- 11.9%
Closed Sales	67	31	- 53.7%	500	433	- 13.4%
Median Sales Price*	\$330,000	\$377,500	+ 14.4%	\$325,000	\$360,000	+ 10.8%
Inventory of Homes for Sale	57	48	- 15.8%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 40.7%	28	29	+ 3.6%
Percent of Original List Price Received*	101.8%	98.2%	- 3.5%	103.0%	101.7%	- 1.3%
New Listings	49	36	- 26.5%	581	530	- 8.8%

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

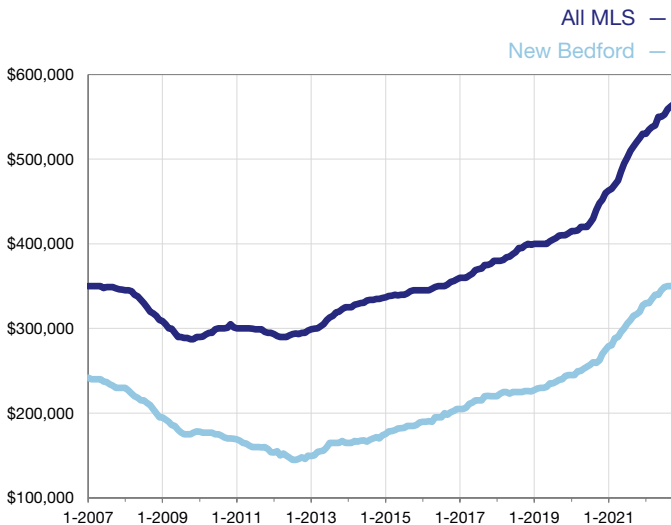
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	56	50	- 10.7%
Closed Sales	6	5	- 16.7%	53	47	- 11.3%
Median Sales Price*	\$142,500	\$188,000	+ 31.9%	\$160,000	\$188,000	+ 17.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	43	74	+ 72.1%	52	37	- 28.8%
Percent of Original List Price Received*	94.3%	93.5%	- 0.8%	97.2%	100.2%	+ 3.1%
New Listings	3	2	- 33.3%	66	66	0.0%

* 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

