

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	45	45	0.0%	137	142	+ 3.6%
Closed Sales	31	27	- 12.9%	130	117	- 10.0%
Median Sales Price*	\$350,000	\$350,000	0.0%	\$345,000	\$350,000	+ 1.4%
Inventory of Homes for Sale	65	47	- 27.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	31	43	+ 38.7%
Percent of Original List Price Received*	102.9%	100.4%	- 2.4%	102.7%	97.6%	- 5.0%
New Listings	51	47	- 7.8%	172	157	- 8.7%

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

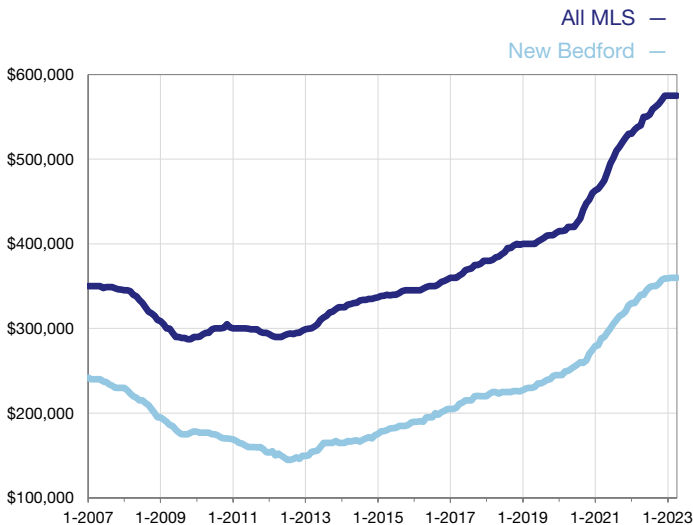
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	16	9	- 43.8%
Closed Sales	5	1	- 80.0%	16	8	- 50.0%
Median Sales Price*	\$212,000	\$192,000	- 9.4%	\$182,875	\$196,500	+ 7.5%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	43	63	+ 46.5%
Percent of Original List Price Received*	100.7%	85.3%	- 15.3%	102.9%	96.5%	- 6.2%
New Listings	1	3	+ 200.0%	18	11	- 38.9%

\* 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

