

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	39	- 18.8%	237	214	- 9.7%
Closed Sales	54	37	- 31.5%	221	194	- 12.2%
Median Sales Price*	\$350,500	\$392,000	+ 11.8%	\$346,000	\$355,000	+ 2.6%
Inventory of Homes for Sale	64	25	- 60.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	30	40	+ 33.3%
Percent of Original List Price Received*	105.2%	102.6%	- 2.5%	103.1%	99.2%	- 3.8%
New Listings	54	34	- 37.0%	278	219	- 21.2%

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

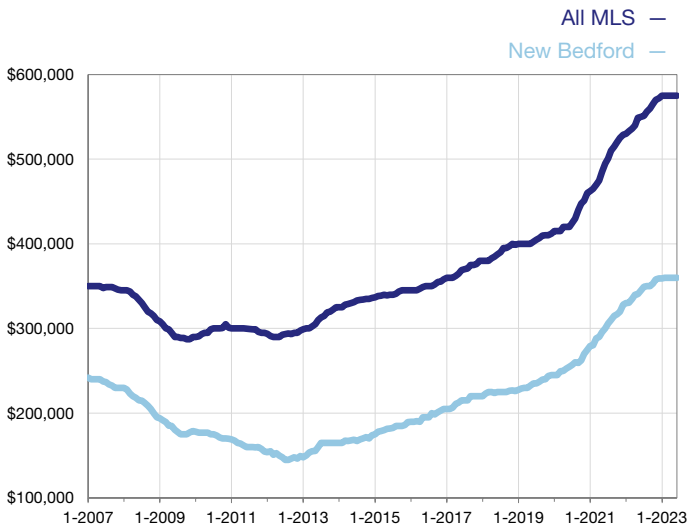
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	28	20	- 28.6%
Closed Sales	6	5	- 16.7%	25	16	- 36.0%
Median Sales Price*	\$198,500	\$212,000	+ 6.8%	\$191,000	\$205,500	+ 7.6%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	27	70	+ 159.3%	37	59	+ 59.5%
Percent of Original List Price Received*	102.3%	98.7%	- 3.5%	102.6%	97.0%	- 5.5%
New Listings	10	2	- 80.0%	39	17	- 56.4%

* 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

