

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	32	- 3.0%	270	236	- 12.6%
Closed Sales	52	30	- 42.3%	273	225	- 17.6%
Median Sales Price*	\$380,000	\$377,500	- 0.7%	\$353,000	\$360,000	+ 2.0%
Inventory of Homes for Sale	81	31	- 61.7%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	29	40	+ 37.9%
Percent of Original List Price Received*	102.9%	102.1%	- 0.8%	103.0%	99.6%	- 3.3%
New Listings	53	31	- 41.5%	331	250	- 24.5%

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

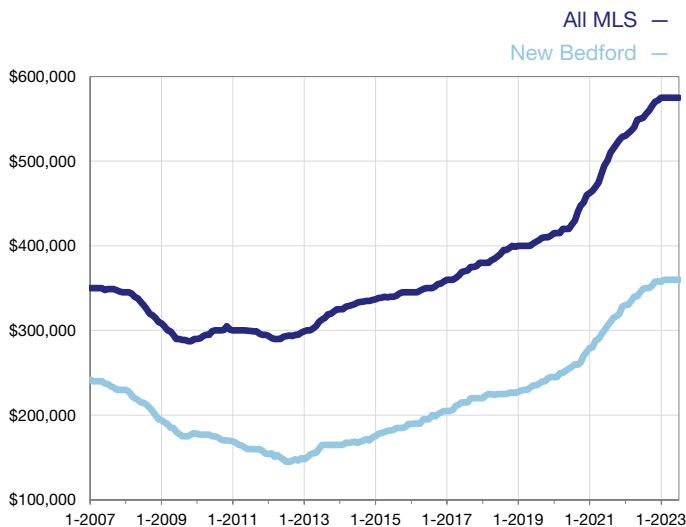
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	36	23	- 36.1%
Closed Sales	3	5	+ 66.7%	28	21	- 25.0%
Median Sales Price*	\$162,500	\$210,000	+ 29.2%	\$188,000	\$206,000	+ 9.6%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	36	51	+ 41.7%
Percent of Original List Price Received*	101.8%	101.1%	- 0.7%	102.5%	98.0%	- 4.4%
New Listings	12	7	- 41.7%	51	24	- 52.9%

* 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

