

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	44	- 8.3%	318	273	- 14.2%
Closed Sales	43	32	- 25.6%	316	258	- 18.4%
Median Sales Price*	\$360,000	<b>\$375,050</b>	+ 4.2%	\$354,950	<b>\$362,500</b>	+ 2.1%
Inventory of Homes for Sale	93	34	- 63.4%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	28	39	+ 39.3%
Percent of Original List Price Received*	102.5%	<b>100.2%</b>	- 2.2%	102.9%	<b>99.7%</b>	- 3.1%
New Listings	64	44	- 31.3%	395	294	- 25.6%

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

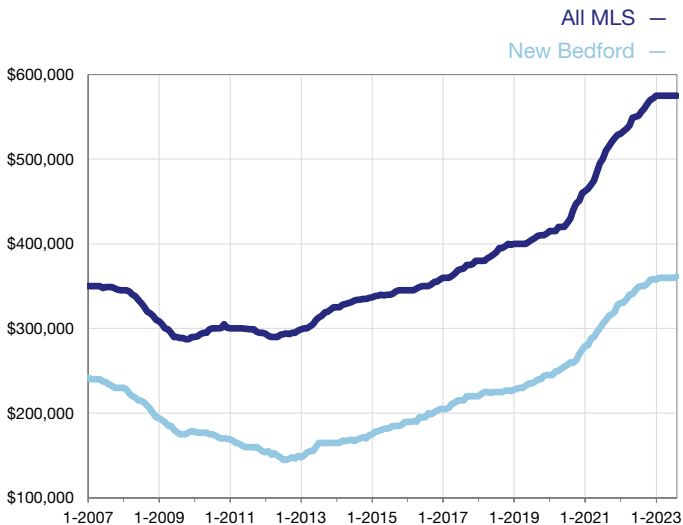
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	39	27	- 30.8%
Closed Sales	9	2	- 77.8%	37	23	- 37.8%
Median Sales Price*	\$200,000	<b>\$276,000</b>	+ 38.0%	\$191,000	<b>\$210,000</b>	+ 9.9%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	22	42	+ 90.9%	33	50	+ 51.5%
Percent of Original List Price Received*	98.0%	<b>111.1%</b>	+ 13.4%	101.4%	<b>99.1%</b>	- 2.3%
New Listings	1	3	+ 200.0%	52	27	- 48.1%

\* 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

