

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	46	43	- 6.5%	363	307	- 15.4%
Closed Sales	41	33	- 19.5%	357	292	- 18.2%
Median Sales Price*	\$365,000	\$405,000	+ 11.0%	\$355,000	\$368,450	+ 3.8%
Inventory of Homes for Sale	95	39	- 58.9%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	28	37	+ 32.1%
Percent of Original List Price Received*	96.9%	101.0%	+ 4.2%	102.3%	99.8%	- 2.4%
New Listings	55	41	- 25.5%	450	335	- 25.6%

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

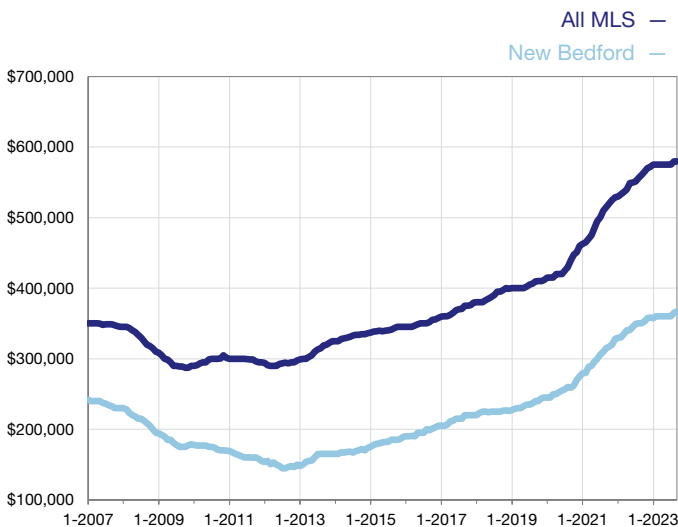
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	40	30	- 25.0%
Closed Sales	3	1	- 66.7%	40	24	- 40.0%
Median Sales Price*	\$165,000	\$320,000	+ 93.9%	\$185,000	\$210,000	+ 13.5%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	34	13	- 61.8%	33	49	+ 48.5%
Percent of Original List Price Received*	99.5%	106.7%	+ 7.2%	101.3%	99.4%	- 1.9%
New Listings	6	4	- 33.3%	58	31	- 46.6%

* 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

