

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	33	- 29.8%	448	358	- 20.1%
Closed Sales	33	29	- 12.1%	437	347	- 20.6%
Median Sales Price*	\$375,000	\$376,000	+ 0.3%	\$358,000	\$370,000	+ 3.4%
Inventory of Homes for Sale	66	38	- 42.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	37	26	- 29.7%	29	35	+ 20.7%
Percent of Original List Price Received*	98.3%	101.4%	+ 3.2%	101.7%	100.0%	- 1.7%
New Listings	36	28	- 22.2%	515	393	- 23.7%

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

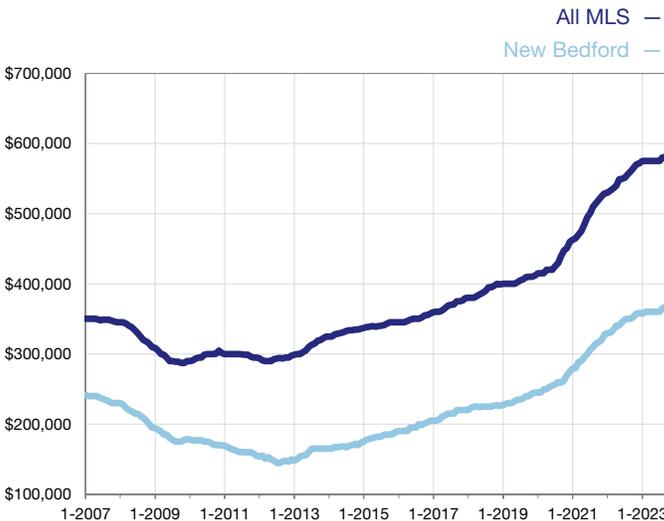
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	50	34	- 32.0%
Closed Sales	5	2	- 60.0%	47	33	- 29.8%
Median Sales Price*	\$188,000	\$223,000	+ 18.6%	\$188,000	\$212,000	+ 12.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	74	18	- 75.7%	37	45	+ 21.6%
Percent of Original List Price Received*	93.5%	104.0%	+ 11.2%	100.2%	99.5%	- 0.7%
New Listings	2	5	+ 150.0%	65	38	- 41.5%

* 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

