

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	28	+ 75.0%	464	382	- 17.7%
Closed Sales	49	23	- 53.1%	486	371	- 23.7%
Median Sales Price*	\$365,000	\$375,000	+ 2.7%	\$358,500	\$370,000	+ 3.2%
Inventory of Homes for Sale	64	36	- 43.8%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	58	32	- 44.8%	32	35	+ 9.4%
Percent of Original List Price Received*	96.1%	98.5%	+ 2.5%	101.1%	99.9%	- 1.2%
New Listings	21	26	+ 23.8%	536	419	- 21.8%

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

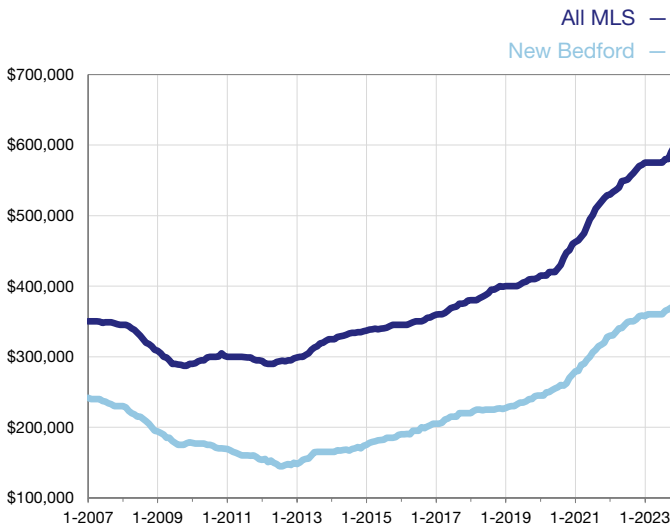
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	52	37	- 28.8%
Closed Sales	5	2	- 60.0%	52	35	- 32.7%
Median Sales Price*	\$206,000	\$287,000	+ 39.3%	\$191,000	\$213,000	+ 11.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	36	44	+ 22.2%
Percent of Original List Price Received*	96.3%	106.0%	+ 10.1%	99.9%	99.8%	- 0.1%
New Listings	2	3	+ 50.0%	67	41	- 38.8%

* 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

