

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

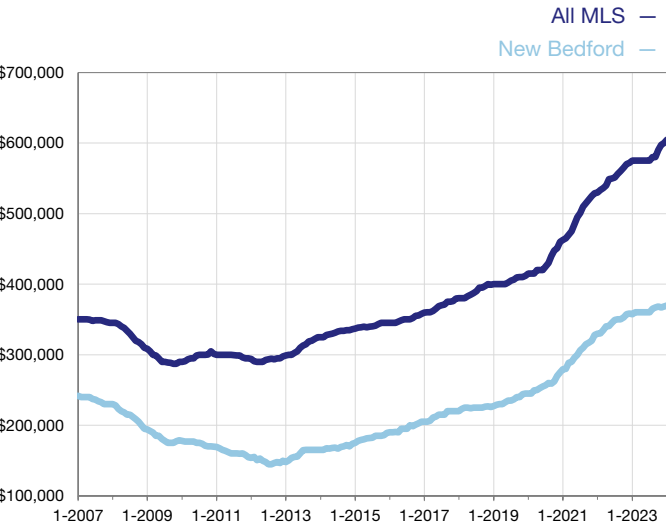
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	34	+ 61.9%	21	34	+ 61.9%
Closed Sales	19	26	+ 36.8%	19	26	+ 36.8%
Median Sales Price*	\$339,000	\$377,500	+ 11.4%	\$339,000	\$377,500	+ 11.4%
Inventory of Homes for Sale	68	31	- 54.4%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	52	36	- 30.8%	52	36	- 30.8%
Percent of Original List Price Received*	96.3%	99.4%	+ 3.2%	96.3%	99.4%	+ 3.2%
New Listings	33	24	- 27.3%	33	24	- 27.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$195,000	\$260,000	+ 33.3%	\$195,000	\$260,000	+ 33.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	102	24	- 76.5%	102	24	- 76.5%
Percent of Original List Price Received*	102.5%	97.3%	- 5.1%	102.5%	97.3%	- 5.1%
New Listings	0	1	--	0	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

