

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

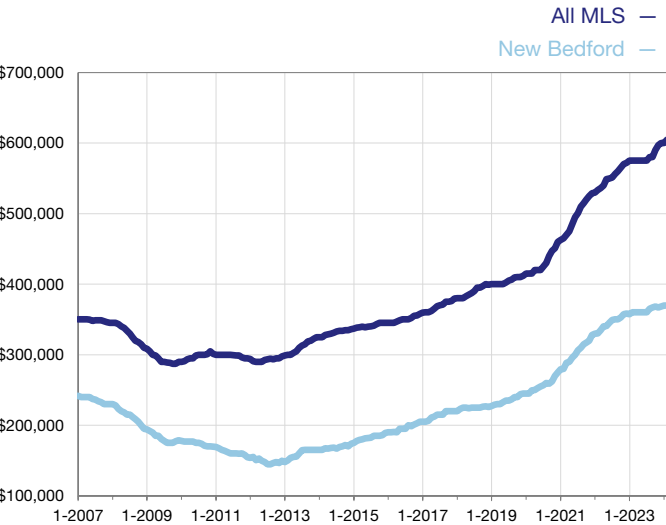
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	37	29	- 21.6%	58	56	- 3.4%
Closed Sales	30	22	- 26.7%	49	51	+ 4.1%
Median Sales Price*	\$365,000	\$380,000	+ 4.1%	\$355,000	\$380,000	+ 7.0%
Inventory of Homes for Sale	57	36	- 36.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	55	56	+ 1.8%	54	43	- 20.4%
Percent of Original List Price Received*	97.9%	99.2%	+ 1.3%	97.3%	99.5%	+ 2.3%
New Listings	34	29	- 14.7%	67	53	- 20.9%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	4	3	- 25.0%
Closed Sales	2	3	+ 50.0%	5	5	0.0%
Median Sales Price*	\$219,750	\$225,000	+ 2.4%	\$195,000	\$225,000	+ 15.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	65	68	+ 4.6%	87	50	- 42.5%
Percent of Original List Price Received*	88.8%	94.6%	+ 6.5%	97.0%	95.7%	- 1.3%
New Listings	3	0	- 100.0%	3	1	- 66.7%

\* 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

