

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	36	38	+ 5.6%	94	89	- 5.3%
Closed Sales	42	27	- 35.7%	91	78	- 14.3%
Median Sales Price*	\$342,500	\$390,000	+ 13.9%	\$350,000	\$380,000	+ 8.6%
Inventory of Homes for Sale	57	28	- 50.9%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	48	43	- 10.4%
Percent of Original List Price Received*	96.1%	98.8%	+ 2.8%	96.8%	99.3%	+ 2.6%
New Listings	42	29	- 31.0%	109	81	- 25.7%

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

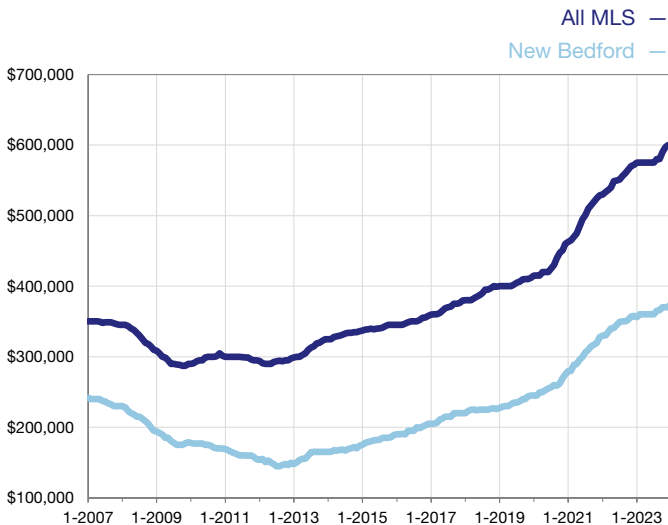
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	7	5	- 28.6%
Closed Sales	2	2	0.0%	7	7	0.0%
Median Sales Price*	\$240,000	\$322,000	+ 34.2%	\$198,000	\$285,000	+ 43.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	84	+ 281.8%	68	60	- 11.8%
Percent of Original List Price Received*	100.9%	92.5%	- 8.3%	98.1%	94.8%	- 3.4%
New Listings	4	6	+ 50.0%	7	7	0.0%

* 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

