

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	37	34	- 8.1%	131	121	- 7.6%
Closed Sales	29	32	+ 10.3%	120	110	- 8.3%
Median Sales Price*	\$350,000	\$432,500	+ 23.6%	\$350,000	\$399,950	+ 14.3%
Inventory of Homes for Sale	63	34	- 46.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	43	39	- 9.3%
Percent of Original List Price Received*	100.3%	100.8%	+ 0.5%	97.6%	99.7%	+ 2.2%
New Listings	48	40	- 16.7%	157	121	- 22.9%

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

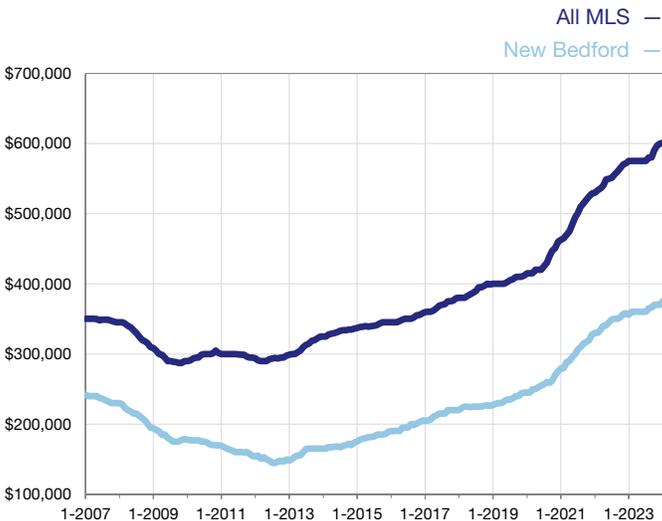
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	8	6	- 25.0%
Closed Sales	1	2	+ 100.0%	8	9	+ 12.5%
Median Sales Price*	\$192,000	\$257,000	+ 33.9%	\$196,500	\$285,000	+ 45.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 28.6%	63	51	- 19.0%
Percent of Original List Price Received*	85.3%	107.4%	+ 25.9%	96.5%	97.6%	+ 1.1%
New Listings	2	0	- 100.0%	9	7	- 22.2%

* 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

