

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

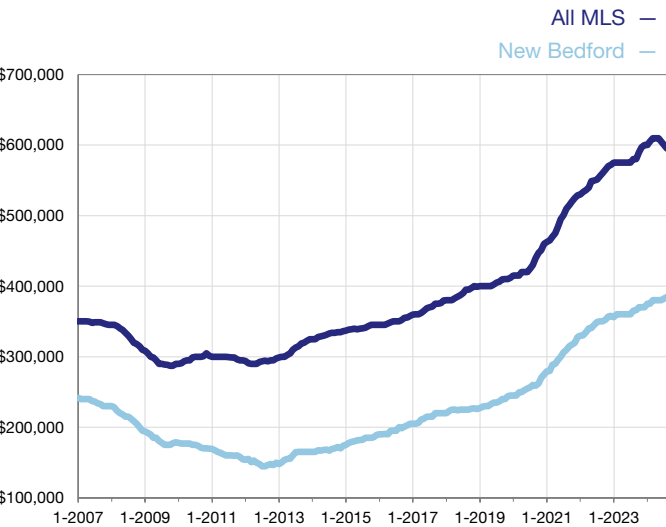
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	29	- 14.7%	263	242	- 8.0%
Closed Sales	33	25	- 24.2%	259	234	- 9.7%
Median Sales Price*	\$380,000	\$380,000	0.0%	\$365,000	\$400,000	+ 9.6%
Inventory of Homes for Sale	52	54	+ 3.8%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	53	+ 71.0%	38	35	- 7.9%
Percent of Original List Price Received*	100.2%	100.5%	+ 0.3%	99.7%	101.0%	+ 1.3%
New Listings	43	31	- 27.9%	292	279	- 4.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	23	19	- 17.4%
Closed Sales	2	4	+ 100.0%	23	19	- 17.4%
Median Sales Price*	\$276,000	\$224,000	- 18.8%	\$210,000	\$285,000	+ 35.7%
Inventory of Homes for Sale	6	18	+ 200.0%	--	--	--
Months Supply of Inventory	1.8	6.5	+ 261.1%	--	--	--
Cumulative Days on Market Until Sale	42	41	- 2.4%	50	46	- 8.0%
Percent of Original List Price Received*	111.1%	97.3%	- 12.4%	99.1%	97.7%	- 1.4%
New Listings	3	6	+ 100.0%	27	36	+ 33.3%

* 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

