

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

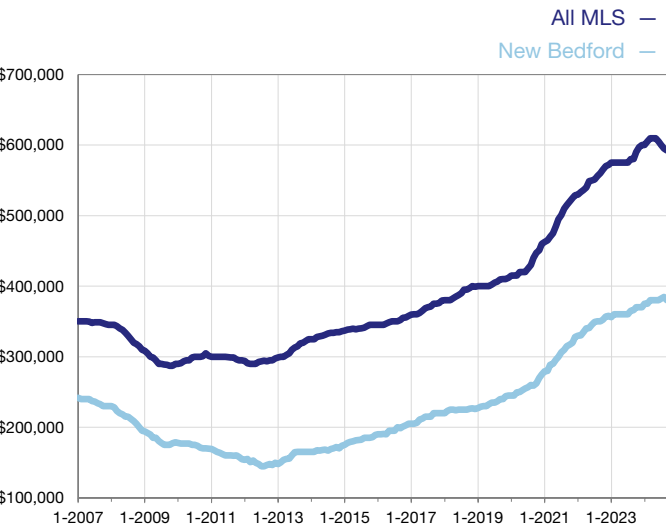
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	35	32	- 8.6%	298	274	- 8.1%
Closed Sales	33	23	- 30.3%	292	257	- 12.0%
Median Sales Price*	\$405,000	\$435,000	+ 7.4%	\$368,450	\$405,000	+ 9.9%
Inventory of Homes for Sale	56	56	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	37	34	- 8.1%
Percent of Original List Price Received*	101.0%	101.6%	+ 0.6%	99.8%	101.1%	+ 1.3%
New Listings	40	39	- 2.5%	333	317	- 4.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	29	23	- 20.7%
Closed Sales	2	1	- 50.0%	25	20	- 20.0%
Median Sales Price*	\$353,750	\$230,000	- 35.0%	\$210,000	\$269,500	+ 28.3%
Inventory of Homes for Sale	4	16	+ 300.0%	--	--	--
Months Supply of Inventory	1.1	6.2	+ 463.6%	--	--	--
Cumulative Days on Market Until Sale	100	16	- 84.0%	54	44	- 18.5%
Percent of Original List Price Received*	97.6%	102.2%	+ 4.7%	99.0%	98.0%	- 1.0%
New Listings	4	4	0.0%	31	40	+ 29.0%

* 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

