

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	47	+ 80.8%	324	314	- 3.1%
Closed Sales	26	30	+ 15.4%	318	289	- 9.1%
Median Sales Price*	\$389,500	\$437,500	+ 12.3%	\$370,000	\$410,000	+ 10.8%
Inventory of Homes for Sale	59	45	- 23.7%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	20	37	+ 85.0%	36	34	- 5.6%
Percent of Original List Price Received*	101.0%	98.6%	- 2.4%	99.9%	100.7%	+ 0.8%
New Listings	32	31	- 3.1%	365	346	- 5.2%

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

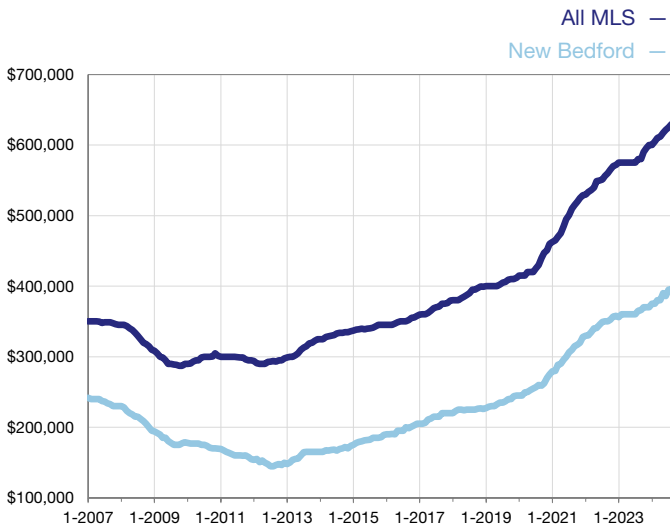
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	32	23	- 28.1%
Closed Sales	6	3	- 50.0%	31	23	- 25.8%
Median Sales Price*	\$209,000	\$242,000	+ 15.8%	\$210,000	\$254,000	+ 21.0%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	0.9	4.3	+ 377.8%	--	--	--
Cumulative Days on Market Until Sale	18	53	+ 194.4%	47	45	- 4.3%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	99.2%	97.9%	- 1.3%
New Listings	2	4	+ 100.0%	33	44	+ 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

