

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

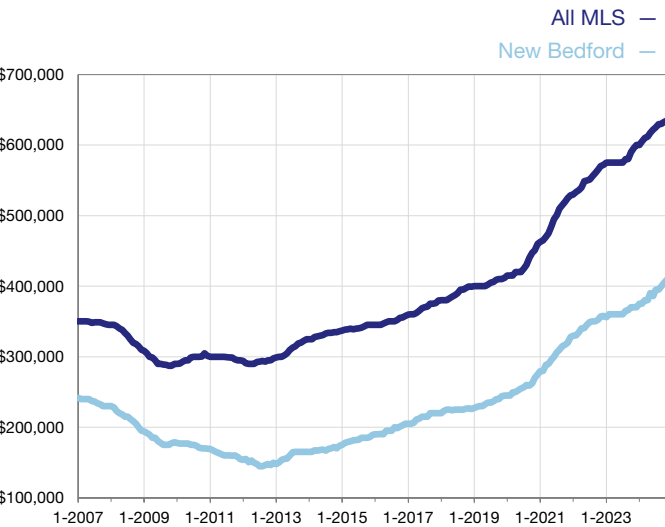
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	29	31	+ 6.9%	353	337	- 4.5%
Closed Sales	30	29	- 3.3%	348	319	- 8.3%
Median Sales Price*	\$375,500	\$425,000	+ 13.2%	\$370,000	\$410,000	+ 10.8%
Inventory of Homes for Sale	51	45	- 11.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	27	45	+ 66.7%	35	35	0.0%
Percent of Original List Price Received*	101.1%	98.8%	- 2.3%	100.0%	100.5%	+ 0.5%
New Listings	28	28	0.0%	393	375	- 4.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	33	27	- 18.2%
Closed Sales	2	2	0.0%	33	25	- 24.2%
Median Sales Price*	\$223,000	\$297,500	+ 33.4%	\$212,000	\$254,000	+ 19.8%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	2.2	7.4	+ 236.4%	--	--	--
Cumulative Days on Market Until Sale	18	92	+ 411.1%	45	49	+ 8.9%
Percent of Original List Price Received*	104.0%	98.1%	- 5.7%	99.5%	97.9%	- 1.6%
New Listings	5	14	+ 180.0%	38	58	+ 52.6%

* 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

