

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

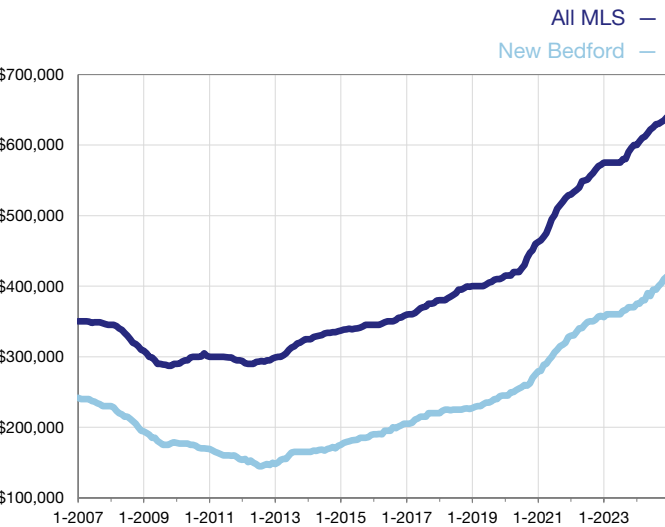
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	26	+ 13.0%	376	358	- 4.8%
Closed Sales	23	40	+ 73.9%	371	359	- 3.2%
Median Sales Price*	\$375,000	\$444,950	+ 18.7%	\$370,000	\$414,000	+ 11.9%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	32	64	+ 100.0%	35	38	+ 8.6%
Percent of Original List Price Received*	98.5%	97.3%	- 1.2%	99.9%	100.1%	+ 0.2%
New Listings	26	21	- 19.2%	419	396	- 5.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	37	30	- 18.9%
Closed Sales	2	5	+ 150.0%	35	30	- 14.3%
Median Sales Price*	\$287,000	\$235,000	- 18.1%	\$213,000	\$248,950	+ 16.9%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.5	6.4	+ 326.7%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	44	47	+ 6.8%
Percent of Original List Price Received*	106.0%	99.0%	- 6.6%	99.8%	98.1%	- 1.7%
New Listings	3	2	- 33.3%	41	60	+ 46.3%

* 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

