

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

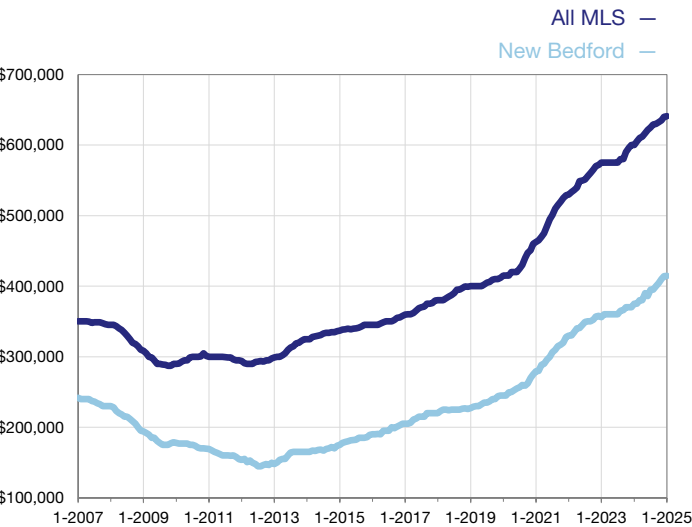
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	24	- 11.1%	27	24	- 11.1%
Closed Sales	29	23	- 20.7%	29	23	- 20.7%
Median Sales Price*	\$380,000	\$413,000	+ 8.7%	\$380,000	\$413,000	+ 8.7%
Inventory of Homes for Sale	42	40	- 4.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	34	50	+ 47.1%	34	50	+ 47.1%
Percent of Original List Price Received*	99.7%	96.2%	- 3.5%	99.7%	96.2%	- 3.5%
New Listings	25	24	- 4.0%	25	24	- 4.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	8	+ 300.0%	2	8	+ 300.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$260,000	\$227,000	- 12.7%	\$260,000	\$227,000	- 12.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	2.2	9.1	+ 313.6%	--	--	--
Cumulative Days on Market Until Sale	24	45	+ 87.5%	24	45	+ 87.5%
Percent of Original List Price Received*	97.3%	97.0%	- 0.3%	97.3%	97.0%	- 0.3%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

\* 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

