

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	24	27	+ 12.5%	51	50	- 2.0%
Closed Sales	23	22	- 4.3%	52	45	- 13.5%
Median Sales Price*	\$380,000	\$392,000	+ 3.2%	\$380,000	\$408,000	+ 7.4%
Inventory of Homes for Sale	43	39	- 9.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	55	43	- 21.8%	43	47	+ 9.3%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	99.4%	96.6%	- 2.8%
New Listings	28	29	+ 3.6%	53	54	+ 1.9%

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

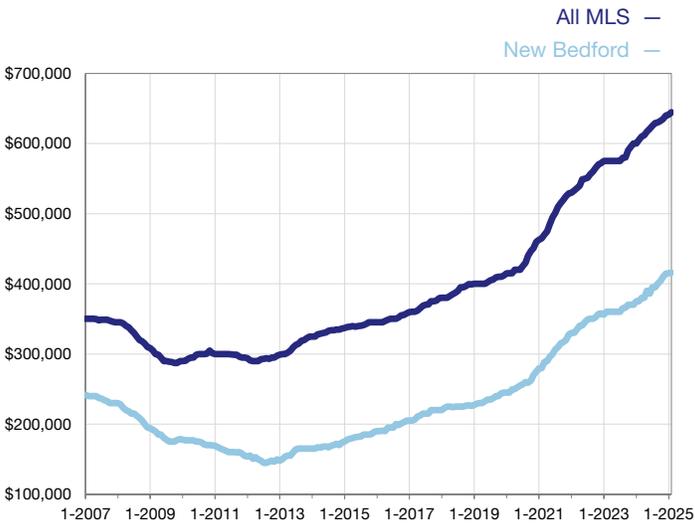
Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	3	+ 200.0%	3	9	+ 200.0%
Closed Sales	3	3	0.0%	5	7	+ 40.0%
Median Sales Price*	\$225,000	\$236,000	+ 4.9%	\$225,000	\$236,000	+ 4.9%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.3	1.8	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	68	62	- 8.8%	50	52	+ 4.0%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	95.7%	97.3%	+ 1.7%
New Listings	0	3	--	1	8	+ 700.0%

* 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

