

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	34	+ 70.0%	348	366	+ 5.2%
Closed Sales	39	42	+ 7.7%	358	354	- 1.1%
Median Sales Price*	\$449,900	\$395,000	- 12.2%	\$414,500	\$430,000	+ 3.7%
Inventory of Homes for Sale	51	43	- 15.7%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	66	34	- 48.5%	39	42	+ 7.7%
Percent of Original List Price Received*	97.2%	99.9%	+ 2.8%	100.1%	98.7%	- 1.4%
New Listings	20	20	0.0%	393	412	+ 4.8%

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

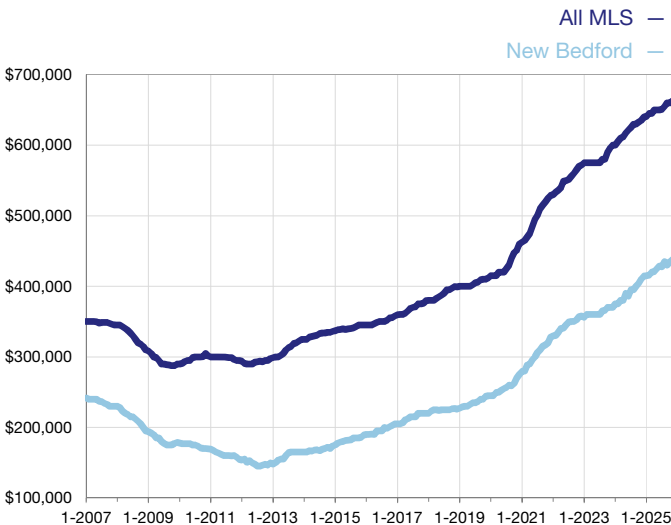
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	0	- 100.0%	27	37	+ 37.0%
Closed Sales	5	1	- 80.0%	30	38	+ 26.7%
Median Sales Price*	\$235,000	\$245,000	+ 4.3%	\$248,950	\$250,500	+ 0.6%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	8.4	0.9	- 89.3%	--	--	--
Cumulative Days on Market Until Sale	37	5	- 86.5%	47	49	+ 4.3%
Percent of Original List Price Received*	99.0%	102.1%	+ 3.1%	98.1%	96.8%	- 1.3%
New Listings	2	1	- 50.0%	60	40	- 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

