

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	20	- 16.7%	47	38	- 19.1%
Closed Sales	24	19	- 20.8%	47	42	- 10.6%
Median Sales Price*	\$399,000	<b>\$410,000</b>	+ 2.8%	\$408,000	<b>\$420,000</b>	+ 2.9%
Inventory of Homes for Sale	49	44	- 10.2%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	42	50	+ 19.0%	46	51	+ 10.9%
Percent of Original List Price Received*	97.5%	<b>96.8%</b>	- 0.7%	96.9%	<b>97.7%</b>	+ 0.8%
New Listings	27	27	0.0%	52	50	- 3.8%

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

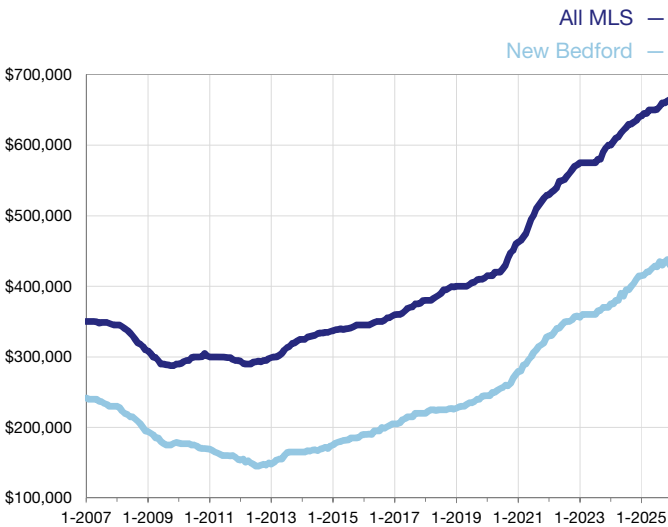
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	9	1	- 88.9%
Closed Sales	4	0	- 100.0%	8	0	- 100.0%
Median Sales Price*	\$228,000	<b>\$0</b>	- 100.0%	\$228,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	5.8	1.7	- 70.7%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	54	0	- 100.0%
Percent of Original List Price Received*	94.3%	<b>0.0%</b>	- 100.0%	95.6%	<b>0.0%</b>	- 100.0%
New Listings	3	1	- 66.7%	8	4	- 50.0%

\* 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

