

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## New Bedford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	40	46	+ 15.0%	110	100	- 9.1%
Closed Sales	28	25	- 10.7%	90	83	- 7.8%
Median Sales Price*	\$460,000	\$439,000	- 4.6%	\$420,000	\$425,000	+ 1.2%
Inventory of Homes for Sale	40	60	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	40	47	+ 17.5%	47	50	+ 6.4%
Percent of Original List Price Received*	100.1%	99.4%	- 0.7%	98.0%	97.8%	- 0.2%
New Listings	34	46	+ 35.3%	116	136	+ 17.2%

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

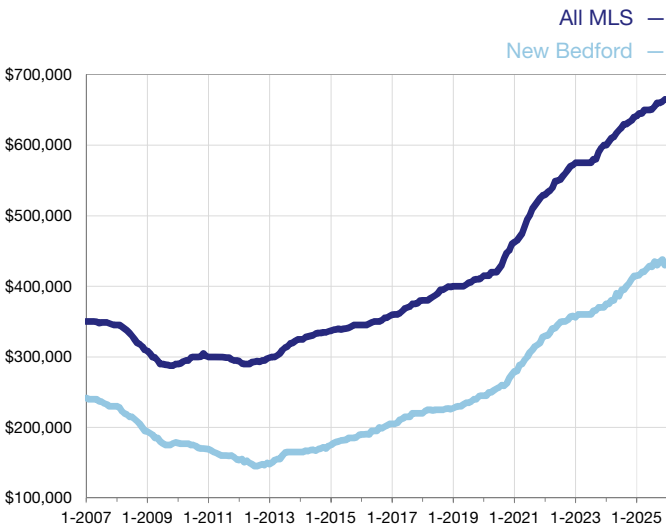
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	5	+ 400.0%	11	9	- 18.2%
Closed Sales	2	2	0.0%	11	4	- 63.6%
Median Sales Price*	\$331,500	\$260,000	- 21.6%	\$236,000	\$265,700	+ 12.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--
Cumulative Days on Market Until Sale	18	53	+ 194.4%	43	45	+ 4.7%
Percent of Original List Price Received*	101.2%	98.1%	- 3.1%	97.1%	98.8%	+ 1.8%
New Listings	2	11	+ 450.0%	14	19	+ 35.7%

\* 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

