

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

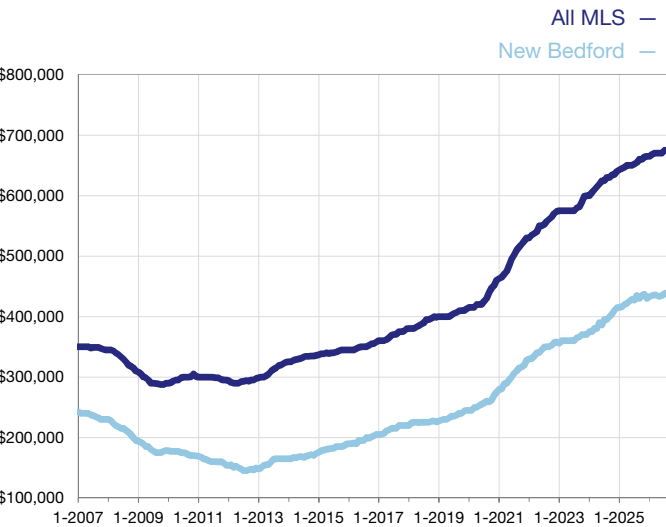
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	36	38	+ 5.6%	229	253	+ 10.5%
Closed Sales	18	30	+ 66.7%	208	233	+ 12.0%
Median Sales Price*	\$439,000	\$451,500	+ 2.8%	\$432,500	\$445,000	+ 2.9%
Inventory of Homes for Sale	76	80	+ 5.3%	--	--	--
Months Supply of Inventory	2.7	2.5	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.3%	41	43	+ 4.9%
Percent of Original List Price Received*	97.0%	98.3%	+ 1.3%	99.0%	98.7%	- 0.3%
New Listings	45	47	+ 4.4%	284	332	+ 16.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	31	24	- 22.6%
Closed Sales	5	5	0.0%	30	20	- 33.3%
Median Sales Price*	\$250,000	\$240,000	- 4.0%	\$243,000	\$250,700	+ 3.2%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	1.1	4.3	+ 290.9%	--	--	--
Cumulative Days on Market Until Sale	59	80	+ 35.6%	55	57	+ 3.6%
Percent of Original List Price Received*	97.5%	88.2%	- 9.5%	96.9%	94.7%	- 2.3%
New Listings	3	8	+ 166.7%	31	37	+ 19.4%

* 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

