

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Bedford

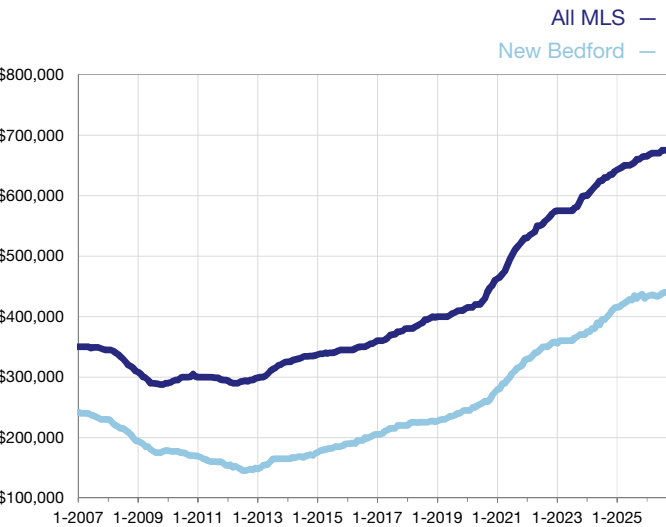
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	42	25	- 40.5%	271	273	+ 0.7%
Closed Sales	39	38	- 2.6%	247	274	+ 10.9%
Median Sales Price*	\$426,500	\$440,000	+ 3.2%	\$430,000	\$442,500	+ 2.9%
Inventory of Homes for Sale	70	101	+ 44.3%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	32	48	+ 50.0%	40	44	+ 10.0%
Percent of Original List Price Received*	100.0%	98.9%	- 1.1%	99.2%	98.7%	- 0.5%
New Listings	37	51	+ 37.8%	321	382	+ 19.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	32	29	- 9.4%
Closed Sales	3	5	+ 66.7%	33	25	- 24.2%
Median Sales Price*	\$300,000	\$337,000	+ 12.3%	\$250,000	\$256,400	+ 2.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--
Cumulative Days on Market Until Sale	18	62	+ 244.4%	52	58	+ 11.5%
Percent of Original List Price Received*	97.2%	98.5%	+ 1.3%	96.9%	95.5%	- 1.4%
New Listings	3	2	- 33.3%	34	39	+ 14.7%

* 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

