Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

New Bedford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	30	**19**	- 36.7%	301	**290**	- 3.7%
Closed Sales	43	**23**	- 46.5%	290	**297**	+ 2.4%
Median Sales Price*	$470,000	**$454,900**	- 3.2%	$435,000	**$445,000**	+ 2.3%
Inventory of Homes for Sale	78	**110**	+ 41.0%	--	--	--
Months Supply of Inventory	2.7	**3.8**	+ 40.7%	--	--	--
Cumulative Days on Market Until Sale	56	**57**	+ 1.8%	42	**45**	+ 7.1%
Percent of Original List Price Received*	95.3%	**96.3%**	+ 1.0%	98.6%	**98.5%**	- 0.1%
New Listings	41	**34**	- 17.1%	362	**415**	+ 14.6%

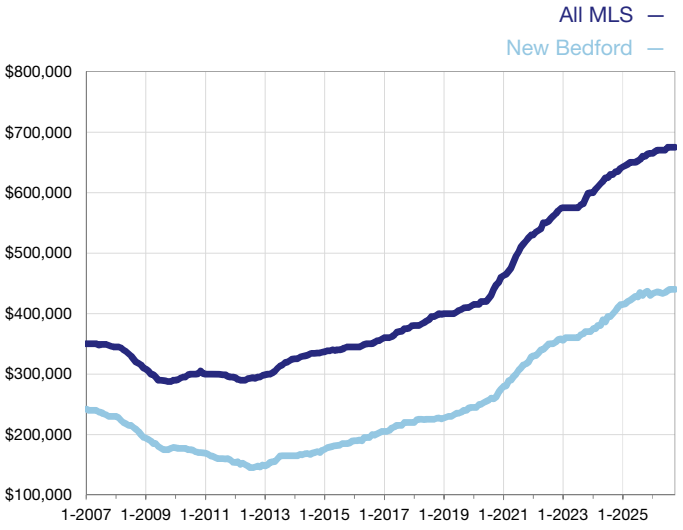
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

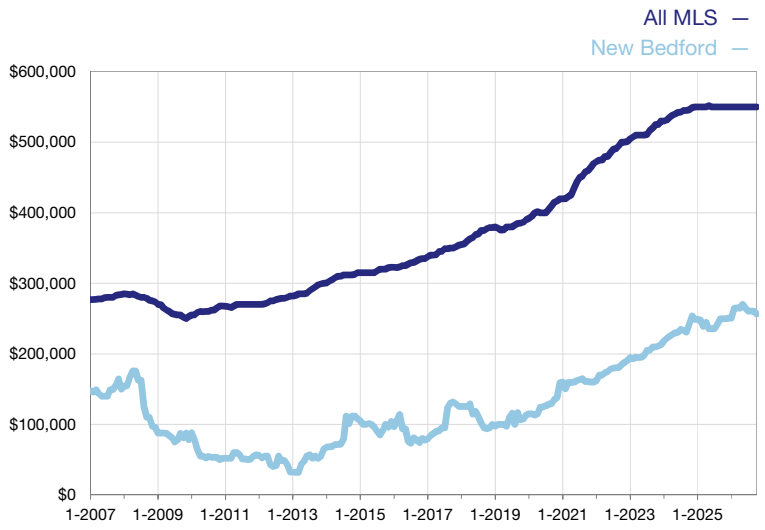
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	34	**33**	- 2.9%
Closed Sales	0	**3**	--	33	**28**	- 15.2%
Median Sales Price*	$0	**$252,500**	--	$250,000	**$254,450**	+ 1.8%
Inventory of Homes for Sale	6	**6**	0.0%	--	--	--
Months Supply of Inventory	1.8	**1.7**	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	0	**71**	--	52	**59**	+ 13.5%
Percent of Original List Price Received*	0.0%	**97.9%**	--	96.9%	**95.7%**	- 1.2%
New Listings	3	**1**	- 66.7%	37	**40**	+ 8.1%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.