

New Bedford 02744

ZIP code · MA · Massachusetts > Bristol County > New Bedford

STRONG BUYER'S MARKET

\$396K

MEDIAN SALE PRICE

-23.0%

1-YR CHANGE

61

SALES (12 MO)

\$428K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



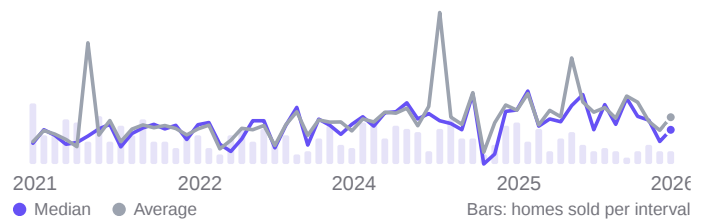
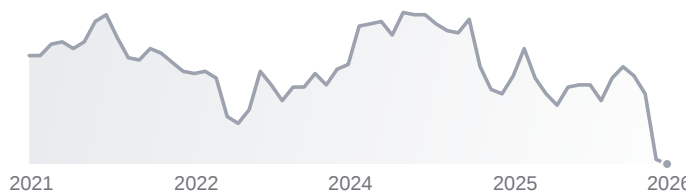
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$400K · Average \$470K

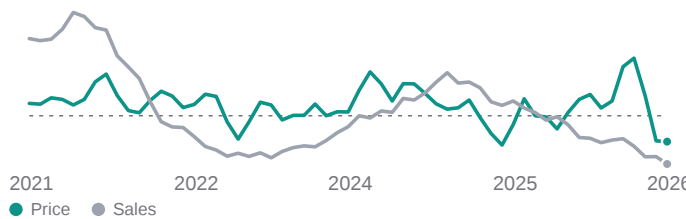


Growth (year over year)

Price -23.0% · Sales -43.0%

Price per square foot

\$190/ft²



Sale premium vs estimated value

+3.8%

Annual turnover (share of homes sold)

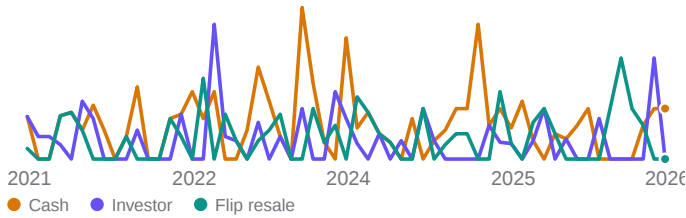
2.6%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



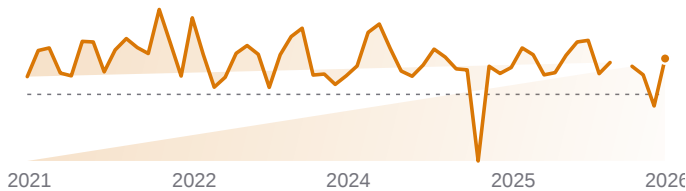
Sellers who sold at a gain

100%

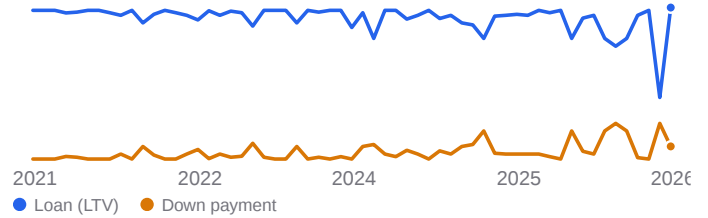


Median annualized return at resale

+9.0%

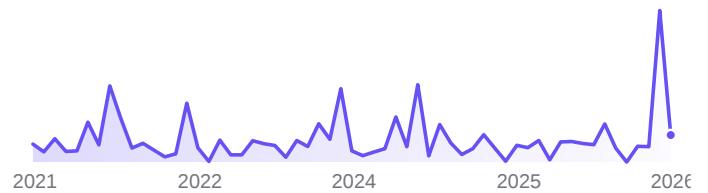


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



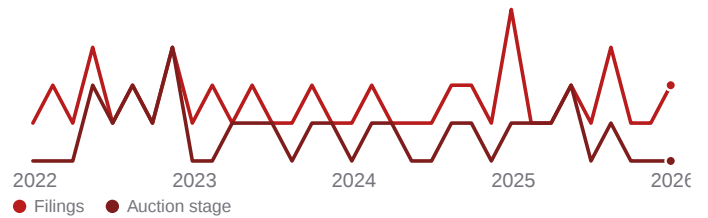
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,341
Median value (AVM)	\$428K
Median size	2,095 ft²
Median bedrooms	4
Median year built	1916
Single family	44%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

16.2 yrs

COMMUNITY

Population	14,142
Density	7,195 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	16.4%
Unemployment	1.4%
Average temp	51°F
Annual precip	50 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.