

New Bedford 02745

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

SELLER'S MARKET

\$470K

MEDIAN SALE PRICE

+10.4%

1-YR CHANGE

245

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

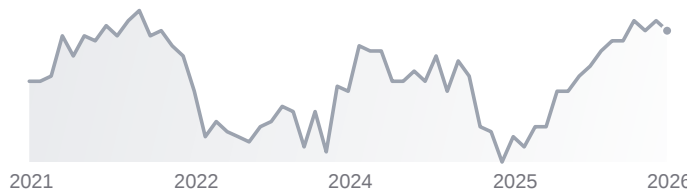
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

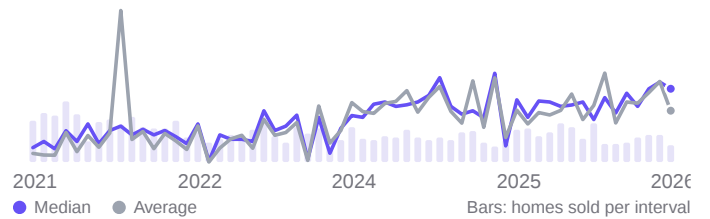
Market temperature (0–100)

65 / 100



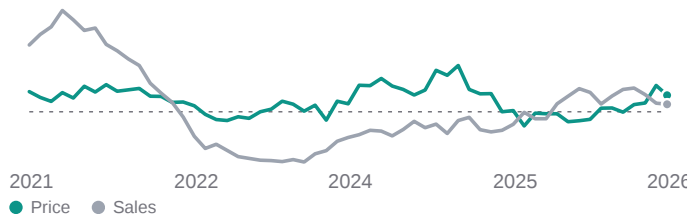
Sale prices

Median \$465K · Average \$415K



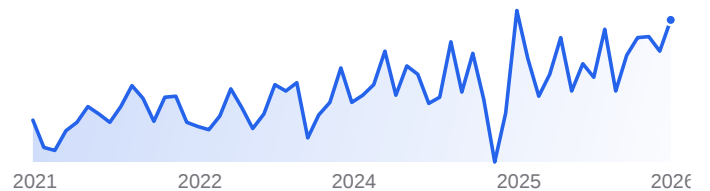
Growth (year over year)

Price +10.4% · Sales +4.7%



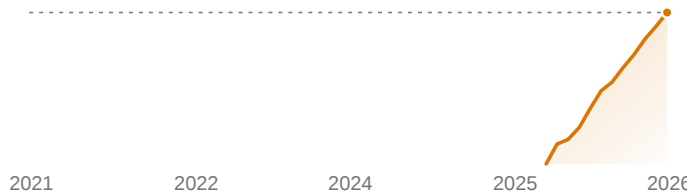
Price per square foot

\$346/ft²



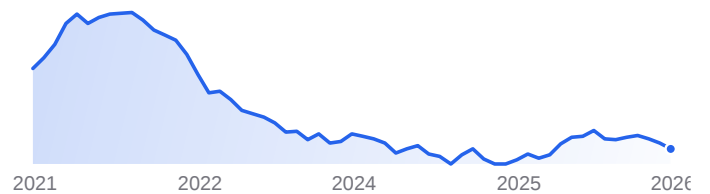
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

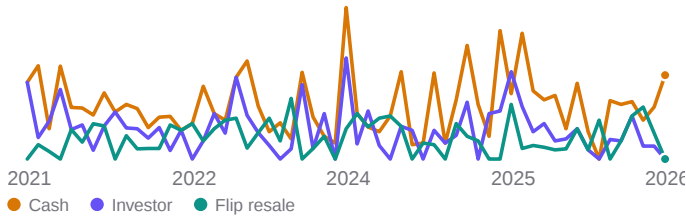
3.3%



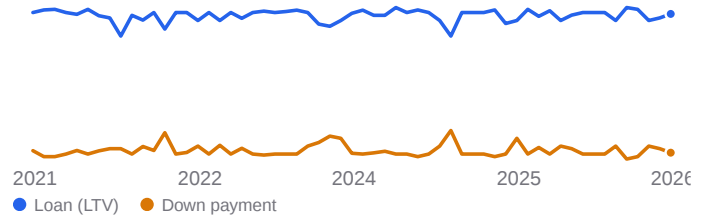
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%

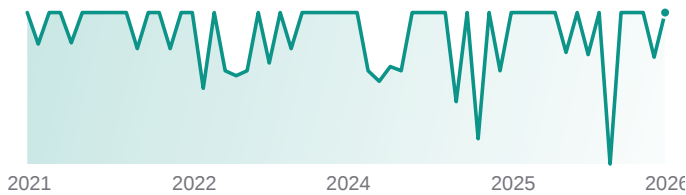


Financing (share of purchase price) Loan (LTV) 94% · Down payment 5.9%



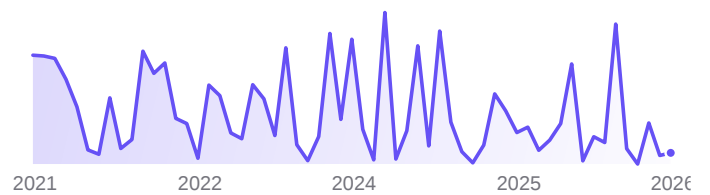
Sellers who sold at a gain

100%



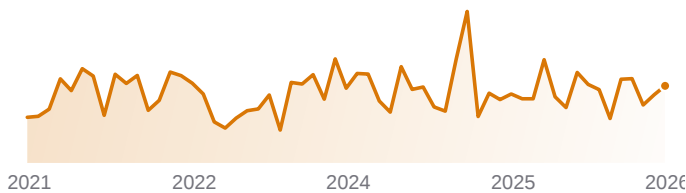
Typical hold before selling

5.0 yrs



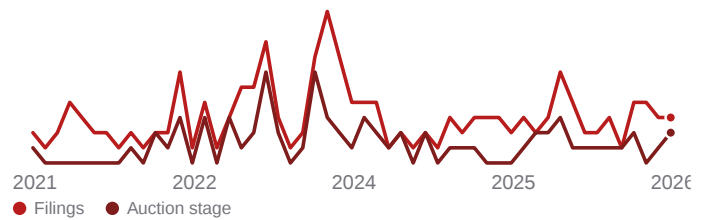
Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,491
Median value (AVM)	\$429K
Median size	1,395 ft²
Median bedrooms	3
Median year built	1960
Single family	72%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.4%
Owner occupied	80%
Company owned	15%
Median loan-to-value	40%

Typical ownership tenure

17.1 yrs

COMMUNITY

Population	25,729
Density	2,439 / mi²
Median household income	\$77K
Average household income	\$96K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	11.9%
Unemployment	1.5%
Average temp	50°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.