

New Bedford 02746

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

BUYER'S MARKET

\$523K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

66

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



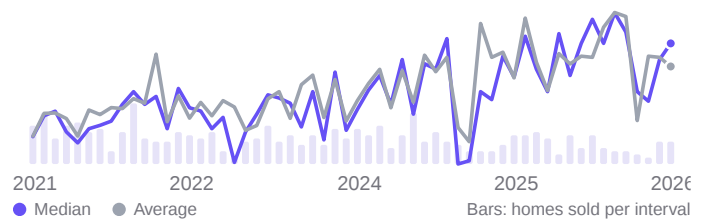
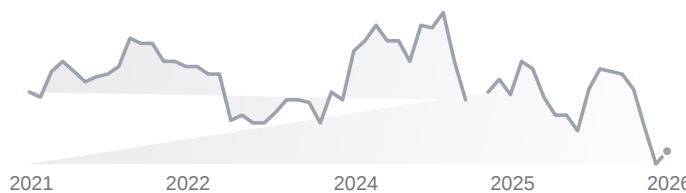
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$600K · Average \$528K

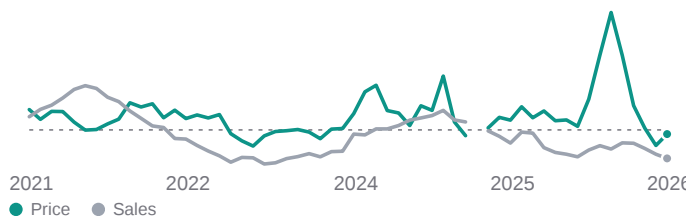


Growth (year over year)

Price -4.1% · Sales -28.3%

Price per square foot

\$282/ft²

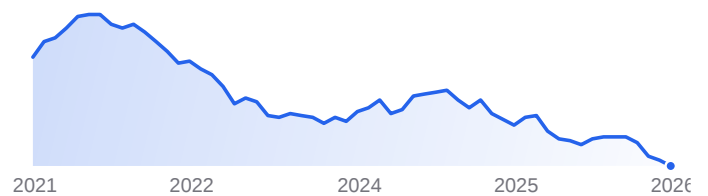
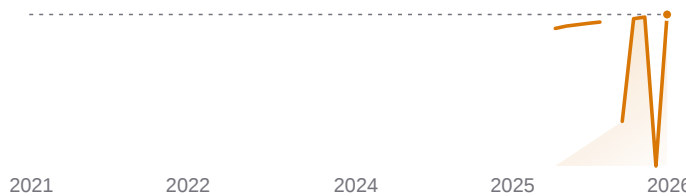


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

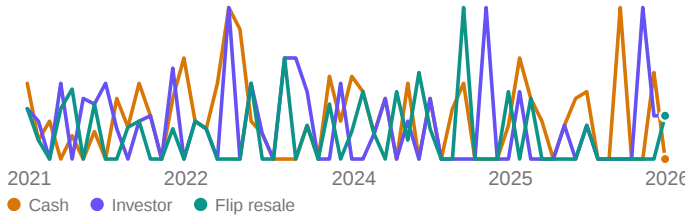
3.1%



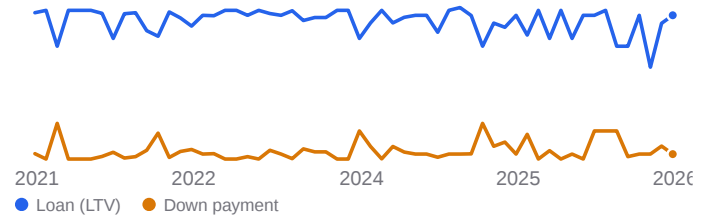
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 14% · Flip resale 14%

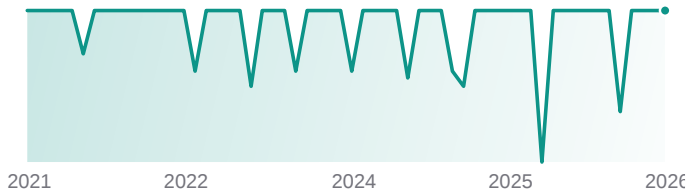


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



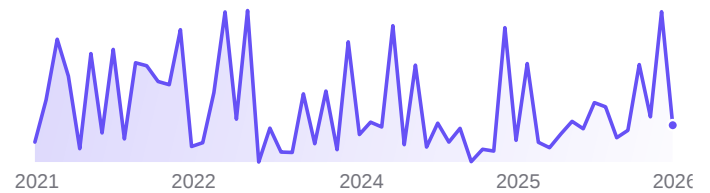
Sellers who sold at a gain

100%



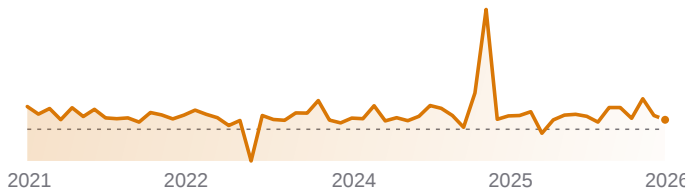
Typical hold before selling

6.2 yrs



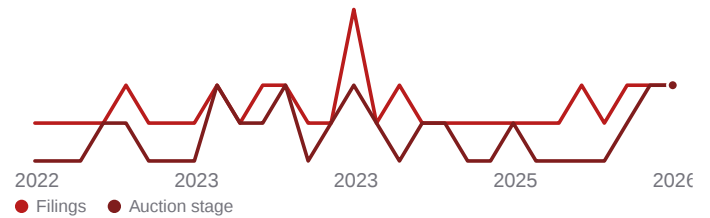
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,159
Median value (AVM)	\$403K
Median size	2,740 ft²
Median bedrooms	6
Median year built	1910
Single family	32%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	19%
Median loan-to-value	42%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	17,126
Density	7,655 / mi²
Median household income	\$40K
Average household income	\$55K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	7%
Poverty rate	32.5%
Unemployment	1.4%
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.