

# Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	17	16	- 5.9%	102	93	- 8.8%
Closed Sales	15	12	- 20.0%	92	88	- 4.3%
Median Sales Price*	\$755,000	<b>\$729,000</b>	- 3.4%	\$705,000	<b>\$706,000</b>	+ 0.1%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	31	45	+ 45.2%	56	52	- 7.1%
Percent of Original List Price Received*	100.4%	98.1%	- 2.3%	98.3%	100.1%	+ 1.8%
New Listings	17	14	- 17.6%	139	106	- 23.7%

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

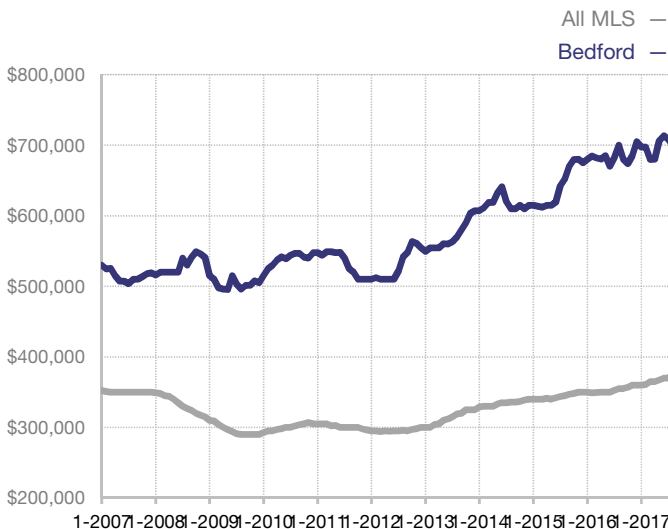
### Condominium Properties

Key Metrics	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	4	+ 100.0%	17	40	+ 135.3%
Closed Sales	1	7	+ 600.0%	16	36	+ 125.0%
Median Sales Price*	\$485,000	<b>\$303,000</b>	- 37.5%	\$419,400	<b>\$639,901</b>	+ 52.6%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	8	28	+ 250.0%	54	54	0.0%
Percent of Original List Price Received*	108.0%	101.0%	- 6.5%	98.8%	99.6%	+ 0.8%
New Listings	5	4	- 20.0%	32	49	+ 53.1%

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

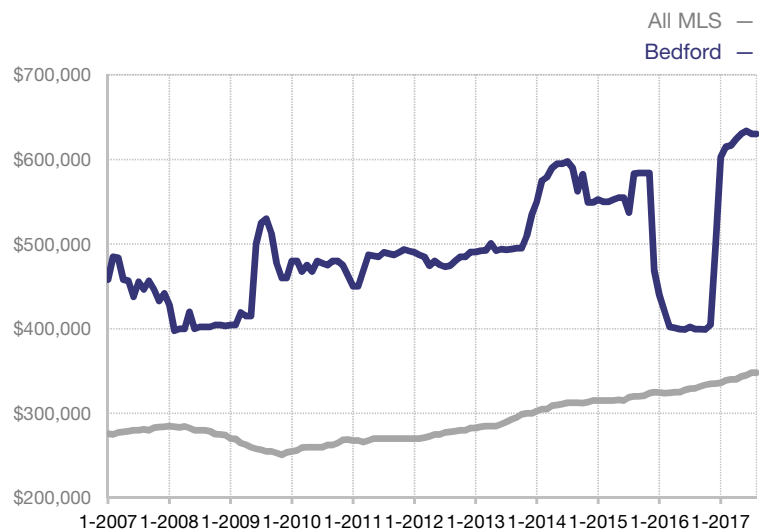
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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