

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	129	110	- 14.7%
Closed Sales	10	7	- 30.0%	127	116	- 8.7%
Median Sales Price*	\$909,500	\$1,325,000	+ 45.7%	\$835,000	\$987,000	+ 18.2%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	27	52	+ 92.6%	29	24	- 17.2%
Percent of Original List Price Received*	100.1%	95.2%	- 4.9%	102.3%	104.3%	+ 2.0%
New Listings	1	2	+ 100.0%	144	136	- 5.6%

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

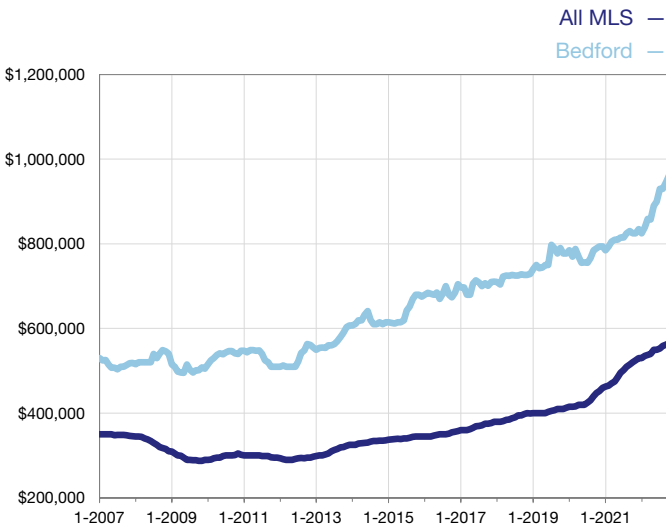
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	45	43	- 4.4%
Closed Sales	4	5	+ 25.0%	45	44	- 2.2%
Median Sales Price*	\$699,500	\$799,000	+ 14.2%	\$650,000	\$799,900	+ 23.1%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.3	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	42	48	+ 14.3%	46	29	- 37.0%
Percent of Original List Price Received*	99.4%	95.4%	- 4.0%	101.6%	102.0%	+ 0.4%
New Listings	0	0	--	48	48	0.0%

* 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

