

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	13	9	- 30.8%
Closed Sales	5	2	- 60.0%	13	6	- 53.8%
Median Sales Price*	\$978,000	\$924,500	- 5.5%	\$800,000	\$722,500	- 9.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	29	52	+ 79.3%	40	76	+ 90.0%
Percent of Original List Price Received*	109.6%	91.6%	- 16.4%	101.5%	94.0%	- 7.4%
New Listings	10	4	- 60.0%	16	10	- 37.5%

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

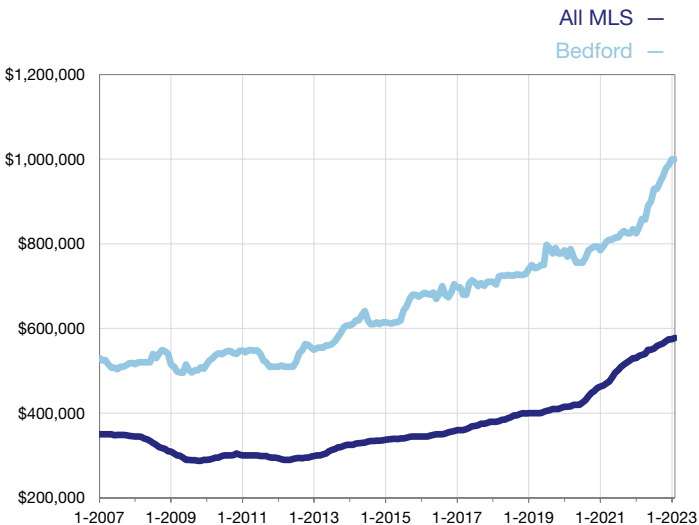
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	7	3	- 57.1%
Closed Sales	3	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$750,000	\$583,750	- 22.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	30	77	+ 156.7%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	102.4%	96.8%	- 5.5%
New Listings	2	3	+ 50.0%	8	3	- 62.5%

* 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

