

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	10	7	- 30.0%	101	85	- 15.8%
Closed Sales	22	13	- 40.9%	84	77	- 8.3%
Median Sales Price*	\$668,125	\$785,000	+ 17.5%	\$670,063	\$675,000	+ 0.7%
Inventory of Homes for Sale	35	35	0.0%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 19.1%	67	61	- 9.0%
Percent of Original List Price Received*	97.5%	97.3%	- 0.2%	97.4%	97.9%	+ 0.5%
New Listings	15	13	- 13.3%	127	122	- 3.9%

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

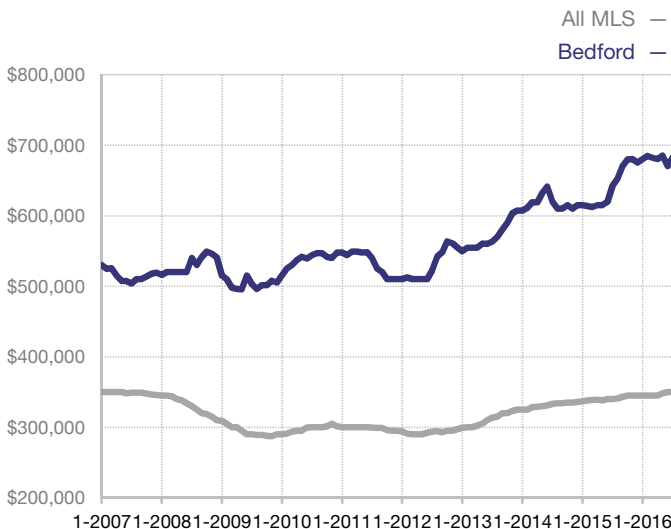
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	6	+ 20.0%	27	16	- 40.7%
Closed Sales	6	1	- 83.3%	18	15	- 16.7%
Median Sales Price*	\$337,750	\$682,500	+ 102.1%	\$525,000	\$399,000	- 24.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	49	17	- 65.3%	45	57	+ 26.7%
Percent of Original List Price Received*	98.4%	98.9%	+ 0.5%	98.9%	98.2%	- 0.7%
New Listings	4	5	+ 25.0%	28	27	- 3.6%

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

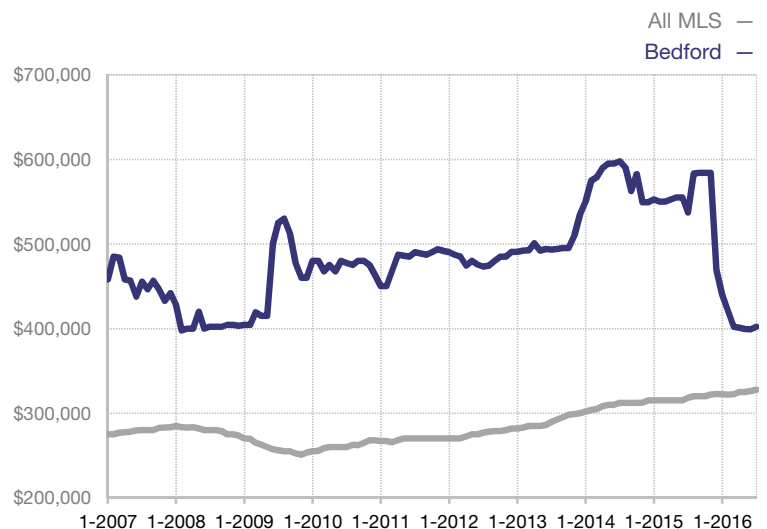
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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