Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Bedford

Single-Family Properties

	September			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	18	**9**	- 50.0%	120	**102**	- 15.0%
Closed Sales	15	**11**	- 26.7%	107	**99**	- 7.5%
Median Sales Price*	$619,500	**$640,000**	+ 3.3%	$685,000	**$677,000**	- 1.2%
Inventory of Homes for Sale	30	**21**	- 30.0%	--	--	--
Months Supply of Inventory	2.6	**1.8**	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	55	**26**	- 52.7%	56	**49**	- 12.5%
Percent of Original List Price Received*	97.8%	**98.2%**	+ 0.4%	98.2%	**99.9%**	+ 1.7%
New Listings	19	**15**	- 21.1%	158	**121**	- 23.4%

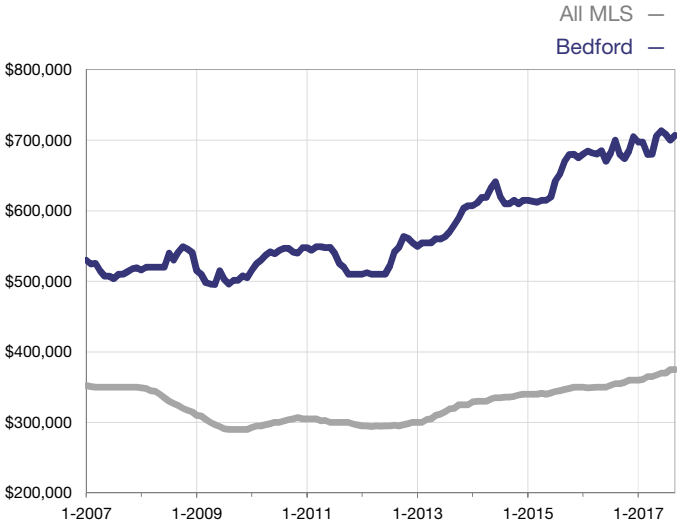
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

	September			Year to Date		
Key Metrics	**2016**	**2017**	**+ / –**	**2016**	**2017**	**+ / –**
Pending Sales	3	**3**	0.0%	20	**43**	+ 115.0%
Closed Sales	3	**5**	+ 66.7%	19	**41**	+ 115.8%
Median Sales Price*	$672,000	**$428,000**	- 36.3%	$460,000	**$629,900**	+ 36.9%
Inventory of Homes for Sale	10	**10**	0.0%	--	--	--
Months Supply of Inventory	3.0	**2.4**	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	42	**34**	- 19.0%	52	**52**	0.0%
Percent of Original List Price Received*	98.3%	**100.6%**	+ 2.3%	98.8%	**99.7%**	+ 0.9%
New Listings	3	**5**	+ 66.7%	35	**54**	+ 54.3%

* 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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