

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	10	+ 11.1%	85	81	- 4.7%
Closed Sales	21	19	- 9.5%	72	63	- 12.5%
Median Sales Price*	\$720,000	\$1,135,000	+ 57.6%	\$725,000	\$815,000	+ 12.4%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	20	57	+ 185.0%	43	52	+ 20.9%
Percent of Original List Price Received*	101.4%	98.1%	- 3.3%	100.0%	98.0%	- 2.0%
New Listings	9	10	+ 11.1%	106	110	+ 3.8%

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

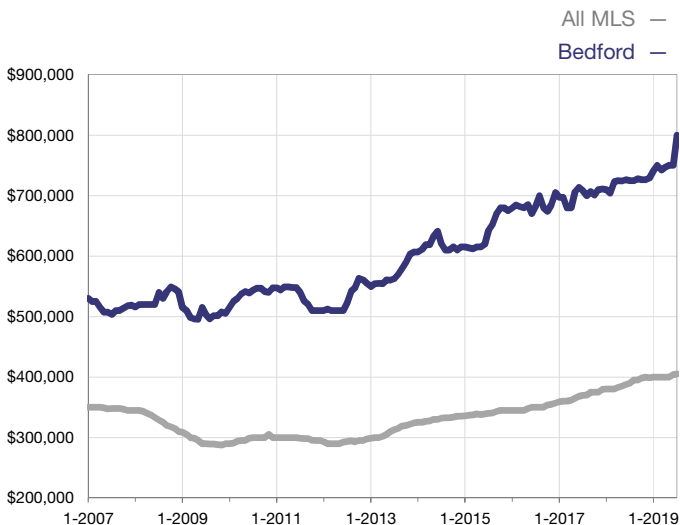
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	3	+ 200.0%	21	19	- 9.5%
Closed Sales	6	3	- 50.0%	20	16	- 20.0%
Median Sales Price*	\$557,250	\$675,000	+ 21.1%	\$478,500	\$455,000	- 4.9%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--
Cumulative Days on Market Until Sale	58	32	- 44.8%	50	40	- 20.0%
Percent of Original List Price Received*	97.1%	97.5%	+ 0.4%	99.3%	99.2%	- 0.1%
New Listings	2	2	0.0%	22	25	+ 13.6%

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

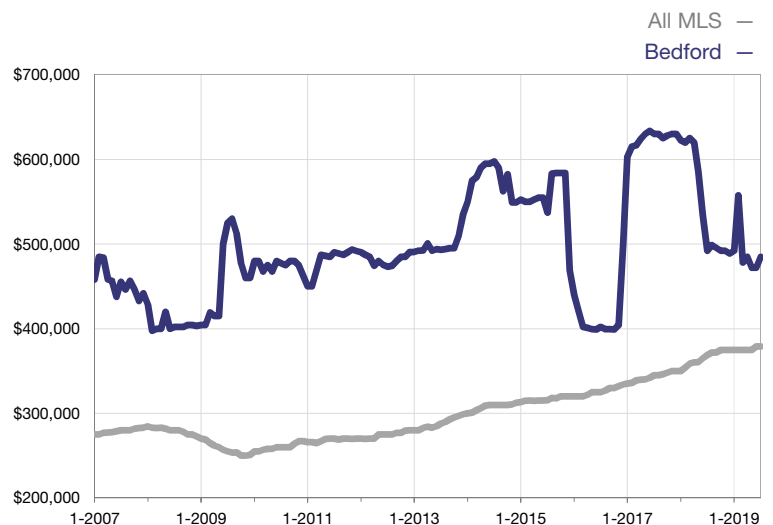
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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