

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	14	+ 40.0%	31	44	+ 41.9%
Closed Sales	8	6	- 25.0%	26	29	+ 11.5%
Median Sales Price*	\$732,500	<b>\$942,500</b>	+ 28.7%	\$732,500	<b>\$868,000</b>	+ 18.5%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	38	11	- 71.1%	97	50	- 48.5%
Percent of Original List Price Received*	101.7%	<b>103.2%</b>	+ 1.5%	99.3%	<b>101.1%</b>	+ 1.8%
New Listings	12	18	+ 50.0%	43	50	+ 16.3%

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

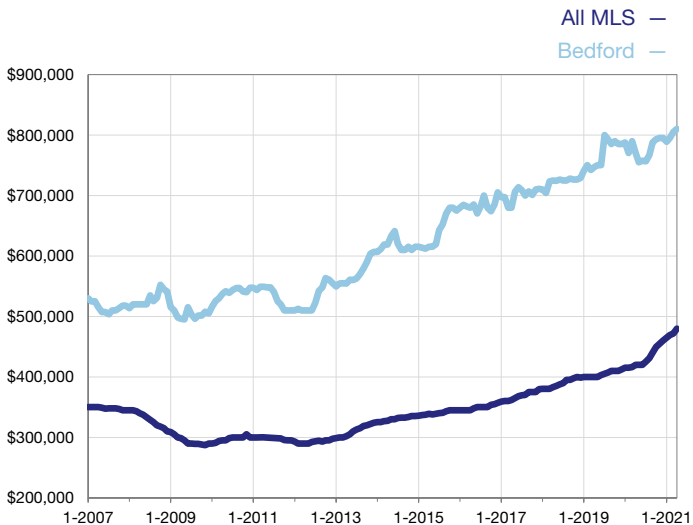
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	8	15	+ 87.5%
Closed Sales	1	4	+ 300.0%	5	9	+ 80.0%
Median Sales Price*	\$625,000	<b>\$508,750</b>	- 18.6%	\$625,000	<b>\$619,900</b>	- 0.8%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	4.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	67	104	+ 55.2%	102	91	- 10.8%
Percent of Original List Price Received*	89.4%	<b>101.1%</b>	+ 13.1%	101.2%	<b>100.9%</b>	- 0.3%
New Listings	7	2	- 71.4%	15	11	- 26.7%

\* 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

