

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	18	+ 28.6%	45	61	+ 35.6%
Closed Sales	8	8	0.0%	34	38	+ 11.8%
Median Sales Price*	\$790,000	\$865,000	+ 9.5%	\$750,000	\$871,500	+ 16.2%
Inventory of Homes for Sale	24	7	- 70.8%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	59	19	- 67.8%	88	43	- 51.1%
Percent of Original List Price Received*	97.7%	102.8%	+ 5.2%	98.9%	101.4%	+ 2.5%
New Listings	19	14	- 26.3%	62	64	+ 3.2%

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

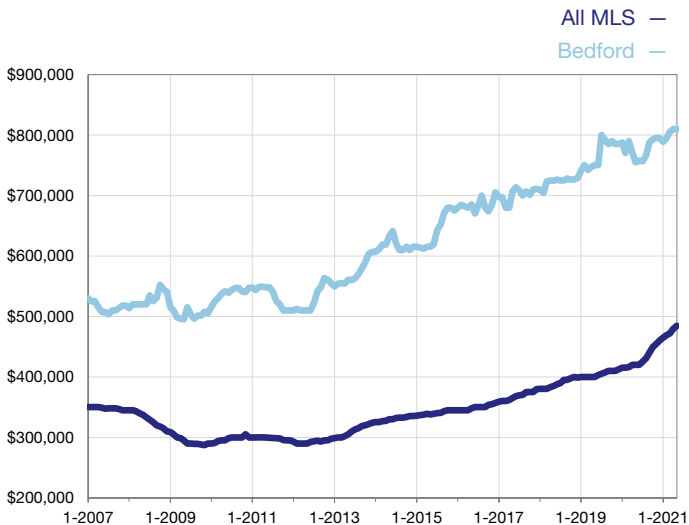
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	1	- 75.0%	12	16	+ 33.3%
Closed Sales	1	4	+ 300.0%	6	13	+ 116.7%
Median Sales Price*	\$678,000	\$805,000	+ 18.7%	\$651,500	\$629,900	- 3.3%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	5.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	89	68	- 23.6%
Percent of Original List Price Received*	100.4%	102.1%	+ 1.7%	101.1%	101.3%	+ 0.2%
New Listings	6	2	- 66.7%	21	13	- 38.1%

* 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

