

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	9	- 18.2%	124	109	- 12.1%
Closed Sales	10	4	- 60.0%	117	109	- 6.8%
Median Sales Price*	\$740,000	\$1,042,500	+ 40.9%	\$825,000	\$978,000	+ 18.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	30	22	- 26.7%
Percent of Original List Price Received*	102.9%	103.4%	+ 0.5%	102.5%	104.9%	+ 2.3%
New Listings	7	7	0.0%	143	135	- 5.6%

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

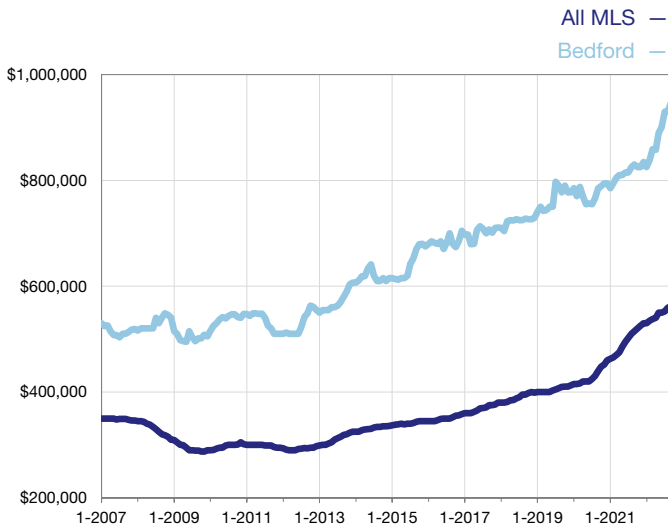
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	44	42	- 4.5%
Closed Sales	7	1	- 85.7%	41	39	- 4.9%
Median Sales Price*	\$673,300	\$1,051,000	+ 56.1%	\$649,900	\$799,900	+ 23.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	38	14	- 63.2%	47	26	- 44.7%
Percent of Original List Price Received*	101.8%	120.1%	+ 18.0%	101.8%	102.8%	+ 1.0%
New Listings	1	2	+ 100.0%	48	48	0.0%

* 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

