

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	20	20	0.0%
Closed Sales	7	7	0.0%	20	13	- 35.0%
Median Sales Price*	\$960,000	\$835,000	- 13.0%	\$935,500	\$825,000	- 11.8%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	33	46	+ 39.4%
Percent of Original List Price Received*	105.8%	102.5%	- 3.1%	103.0%	98.6%	- 4.3%
New Listings	13	18	+ 38.5%	29	28	- 3.4%

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

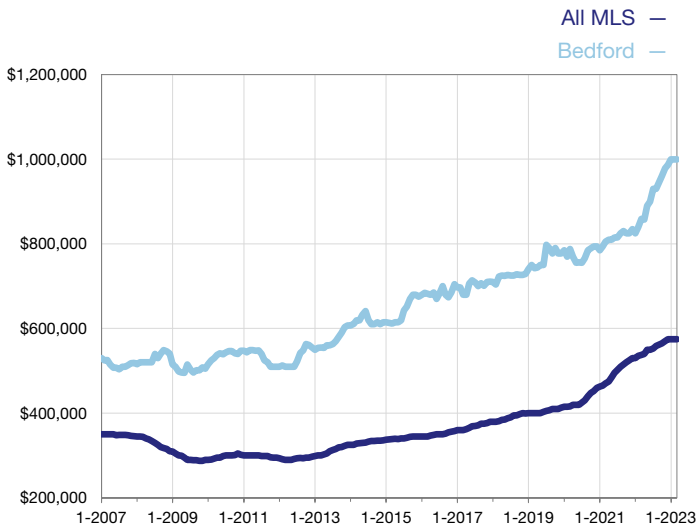
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	3	- 72.7%	18	6	- 66.7%
Closed Sales	8	2	- 75.0%	11	4	- 63.6%
Median Sales Price*	\$816,750	\$887,000	+ 8.6%	\$803,500	\$826,250	+ 2.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	37	48	+ 29.7%
Percent of Original List Price Received*	103.1%	98.7%	- 4.3%	102.9%	97.7%	- 5.1%
New Listings	12	4	- 66.7%	20	7	- 65.0%

* 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

