

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	33	32	- 3.0%
Closed Sales	8	5	- 37.5%	28	18	- 35.7%
Median Sales Price*	\$992,500	<b>\$1,488,000</b>	+ 49.9%	\$945,500	<b>\$845,000</b>	- 10.6%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	15	80	+ 433.3%	28	55	+ 96.4%
Percent of Original List Price Received*	109.6%	<b>101.9%</b>	- 7.0%	104.9%	<b>99.5%</b>	- 5.1%
New Listings	9	11	+ 22.2%	38	39	+ 2.6%

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

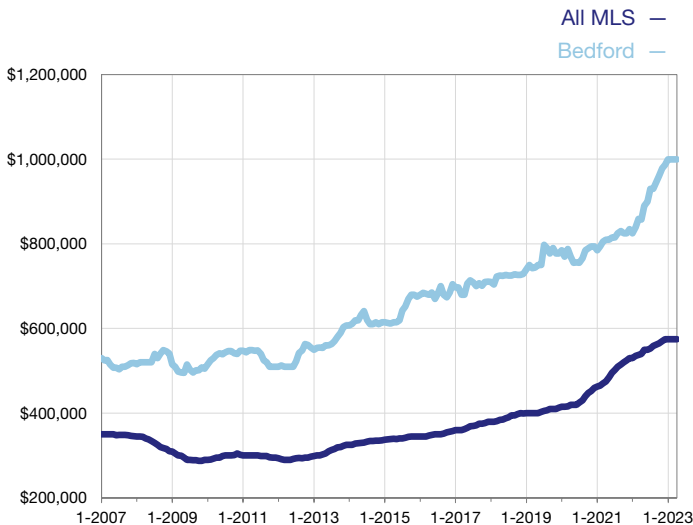
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	23	7	- 69.6%
Closed Sales	7	1	- 85.7%	18	5	- 72.2%
Median Sales Price*	\$829,000	<b>\$615,000</b>	- 25.8%	\$824,450	<b>\$772,500</b>	- 6.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	34	42	+ 23.5%
Percent of Original List Price Received*	103.5%	<b>100.0%</b>	- 3.4%	103.1%	<b>98.2%</b>	- 4.8%
New Listings	3	4	+ 33.3%	23	11	- 52.2%

\* 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

