

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	14	- 30.0%	53	46	- 13.2%
Closed Sales	12	16	+ 33.3%	40	34	- 15.0%
Median Sales Price*	\$1,117,500	\$1,014,000	- 9.3%	\$955,000	\$928,000	- 2.8%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	24	41	+ 70.8%
Percent of Original List Price Received*	110.0%	106.2%	- 3.5%	106.4%	102.7%	- 3.5%
New Listings	21	19	- 9.5%	59	57	- 3.4%

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

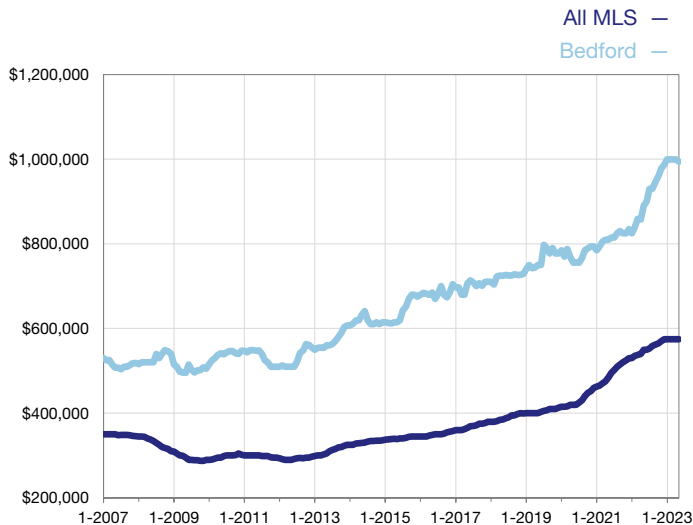
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	26	13	- 50.0%
Closed Sales	5	2	- 60.0%	23	7	- 69.6%
Median Sales Price*	\$615,000	\$734,000	+ 19.3%	\$819,900	\$772,500	- 5.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	30	36	+ 20.0%
Percent of Original List Price Received*	105.1%	102.0%	- 2.9%	103.6%	99.3%	- 4.2%
New Listings	3	3	0.0%	26	14	- 46.2%

* 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

