

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	19	+ 58.3%	65	64	- 1.5%
Closed Sales	22	13	- 40.9%	62	47	- 24.2%
Median Sales Price*	\$1,010,000	\$1,278,000	+ 26.5%	\$981,500	\$1,050,000	+ 7.0%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	16	46	+ 187.5%	21	42	+ 100.0%
Percent of Original List Price Received*	107.9%	100.3%	- 7.0%	106.9%	102.0%	- 4.6%
New Listings	20	15	- 25.0%	79	70	- 11.4%

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

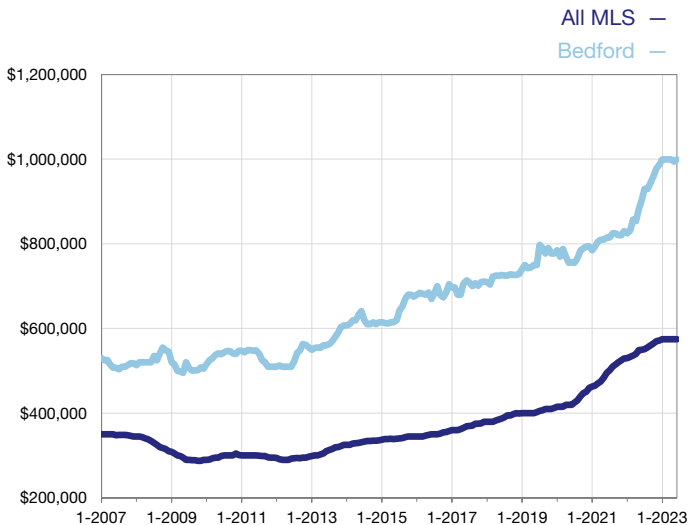
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	28	14	- 50.0%
Closed Sales	3	6	+ 100.0%	26	13	- 50.0%
Median Sales Price*	\$560,000	\$640,000	+ 14.3%	\$810,750	\$655,000	- 19.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	14	84	+ 500.0%	28	58	+ 107.1%
Percent of Original List Price Received*	99.4%	103.5%	+ 4.1%	103.1%	101.2%	- 1.8%
New Listings	7	2	- 71.4%	33	16	- 51.5%

* 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

