

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	7	- 46.2%	78	68	- 12.8%
Closed Sales	10	18	+ 80.0%	72	65	- 9.7%
Median Sales Price*	\$900,000	<b>\$1,057,500</b>	+ 17.5%	\$964,000	<b>\$1,050,000</b>	+ 8.9%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	13	27	+ 107.7%	20	38	+ 90.0%
Percent of Original List Price Received*	107.0%	<b>104.7%</b>	- 2.1%	106.9%	<b>102.8%</b>	- 3.8%
New Listings	15	7	- 53.3%	94	76	- 19.1%

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

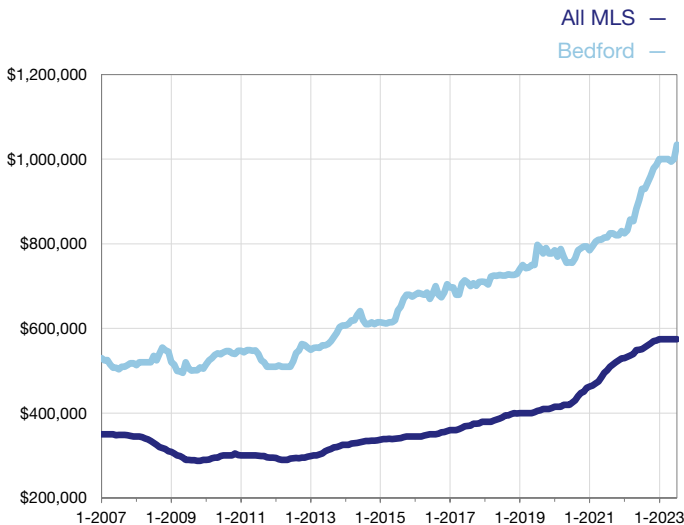
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	32	23	- 28.1%
Closed Sales	3	5	+ 66.7%	29	18	- 37.9%
Median Sales Price*	\$700,000	<b>\$1,000,000</b>	+ 42.9%	\$803,500	<b>\$792,750</b>	- 1.3%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	11	21	+ 90.9%	27	48	+ 77.8%
Percent of Original List Price Received*	101.4%	<b>105.0%</b>	+ 3.6%	102.9%	<b>102.2%</b>	- 0.7%
New Listings	3	9	+ 200.0%	36	27	- 25.0%

\* 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

