

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	87	73	- 16.1%
Closed Sales	16	8	- 50.0%	88	73	- 17.0%
Median Sales Price*	\$947,500	\$1,158,500	+ 22.3%	\$962,500	\$1,050,000	+ 9.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	29	+ 61.1%	20	37	+ 85.0%
Percent of Original List Price Received*	103.0%	101.2%	- 1.7%	106.2%	102.6%	- 3.4%
New Listings	8	6	- 25.0%	102	81	- 20.6%

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

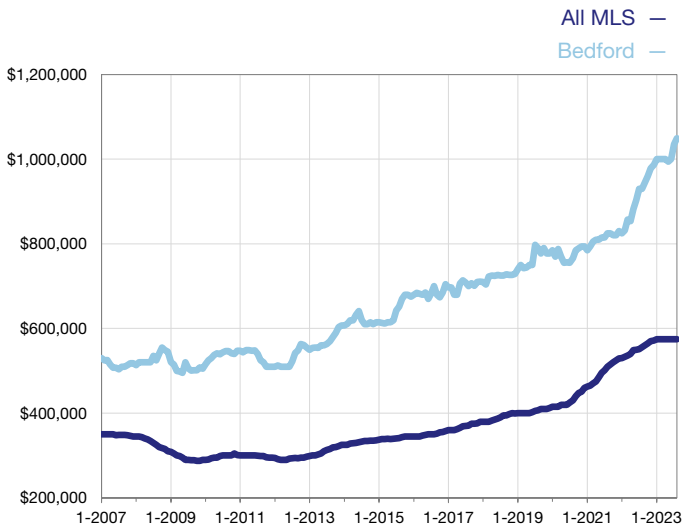
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	34	29	- 14.7%
Closed Sales	6	2	- 66.7%	35	20	- 42.9%
Median Sales Price*	\$705,500	\$888,000	+ 25.9%	\$799,900	\$846,500	+ 5.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	7	- 69.6%	26	44	+ 69.2%
Percent of Original List Price Received*	101.3%	116.0%	+ 14.5%	102.6%	103.6%	+ 1.0%
New Listings	4	4	0.0%	40	31	- 22.5%

* 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

