

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	92	76	- 17.4%
Closed Sales	12	2	- 83.3%	100	75	- 25.0%
Median Sales Price*	\$1,053,450	<b>\$1,100,000</b>	+ 4.4%	\$962,500	<b>\$1,053,000</b>	+ 9.4%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	34	10	- 70.6%	21	36	+ 71.4%
Percent of Original List Price Received*	97.9%	<b>108.6%</b>	+ 10.9%	105.2%	<b>102.7%</b>	- 2.4%
New Listings	14	9	- 35.7%	116	90	- 22.4%

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

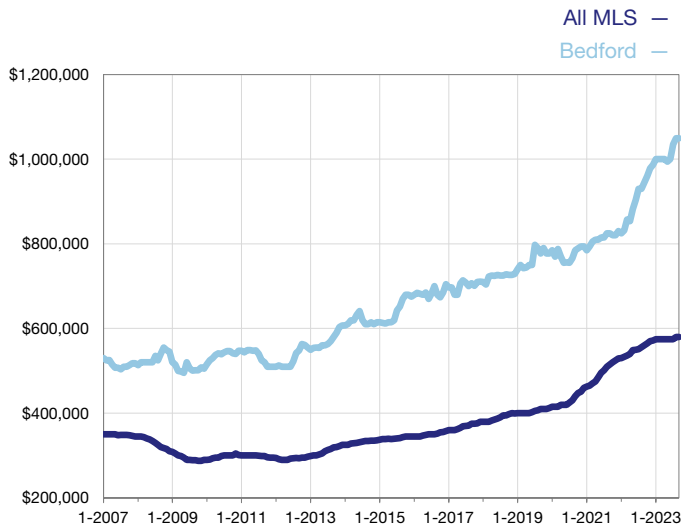
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	35	31	- 11.4%
Closed Sales	1	6	+ 500.0%	36	26	- 27.8%
Median Sales Price*	\$508,000	<b>\$948,951</b>	+ 86.8%	\$799,900	<b>\$882,500</b>	+ 10.3%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	26	38	+ 46.2%
Percent of Original List Price Received*	101.8%	<b>101.5%</b>	- 0.3%	102.6%	<b>103.1%</b>	+ 0.5%
New Listings	3	3	0.0%	43	34	- 20.9%

\* 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

