

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	99	85	- 14.1%
Closed Sales	5	4	- 20.0%	105	79	- 24.8%
Median Sales Price*	\$1,000,000	\$697,450	- 30.3%	\$968,000	\$1,050,000	+ 8.5%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	34	42	+ 23.5%	22	37	+ 68.2%
Percent of Original List Price Received*	99.9%	99.3%	- 0.6%	105.0%	102.6%	- 2.3%
New Listings	5	13	+ 160.0%	121	103	- 14.9%

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

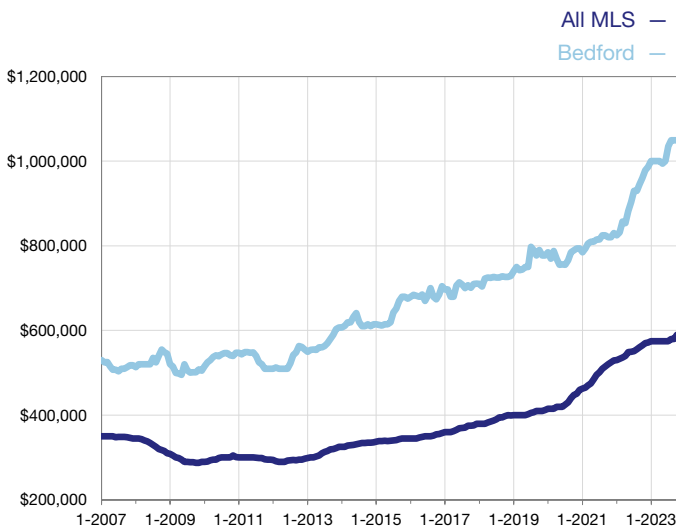
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	38	30	- 21.1%
Closed Sales	2	4	+ 100.0%	38	30	- 21.1%
Median Sales Price*	\$716,450	\$874,000	+ 22.0%	\$799,900	\$879,000	+ 9.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	43	31	- 27.9%	27	37	+ 37.0%
Percent of Original List Price Received*	98.4%	101.4%	+ 3.0%	102.4%	102.9%	+ 0.5%
New Listings	2	0	- 100.0%	45	34	- 24.4%

* 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

