

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	105	90	- 14.3%
Closed Sales	4	8	+ 100.0%	109	87	- 20.2%
Median Sales Price*	\$1,042,500	\$766,500	- 26.5%	\$978,000	\$975,000	- 0.3%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	22	36	+ 63.6%
Percent of Original List Price Received*	103.4%	103.6%	+ 0.2%	104.9%	102.7%	- 2.1%
New Listings	5	2	- 60.0%	126	105	- 16.7%

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

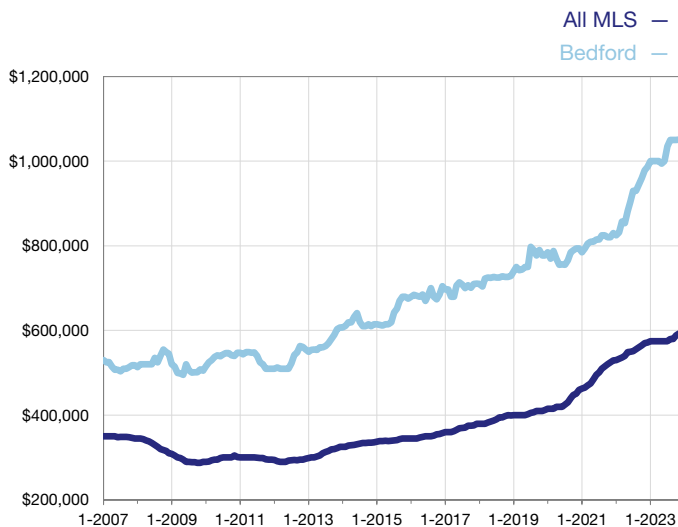
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	41	31	- 24.4%
Closed Sales	1	3	+ 200.0%	39	33	- 15.4%
Median Sales Price*	\$1,051,000	\$855,000	- 18.6%	\$799,900	\$870,000	+ 8.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	26	35	+ 34.6%
Percent of Original List Price Received*	120.1%	100.2%	- 16.6%	102.8%	102.7%	- 0.1%
New Listings	2	3	+ 50.0%	47	37	- 21.3%

* 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

