

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	0	- 100.0%	110	90	- 18.2%
Closed Sales	7	6	- 14.3%	116	93	- 19.8%
Median Sales Price*	\$1,325,000	\$1,311,000	- 1.1%	\$987,000	\$980,000	- 0.7%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	52	77	+ 48.1%	24	38	+ 58.3%
Percent of Original List Price Received*	95.2%	97.5%	+ 2.4%	104.3%	102.3%	- 1.9%
New Listings	2	2	0.0%	128	107	- 16.4%

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

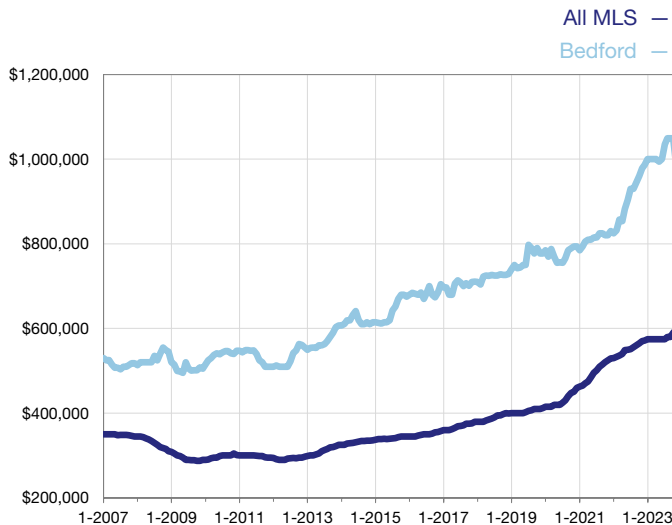
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	43	34	- 20.9%
Closed Sales	5	0	- 100.0%	44	33	- 25.0%
Median Sales Price*	\$799,000	\$0	- 100.0%	\$799,900	\$870,000	+ 8.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	0	- 100.0%	29	35	+ 20.7%
Percent of Original List Price Received*	95.4%	0.0%	- 100.0%	102.0%	102.7%	+ 0.7%
New Listings	0	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

