

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

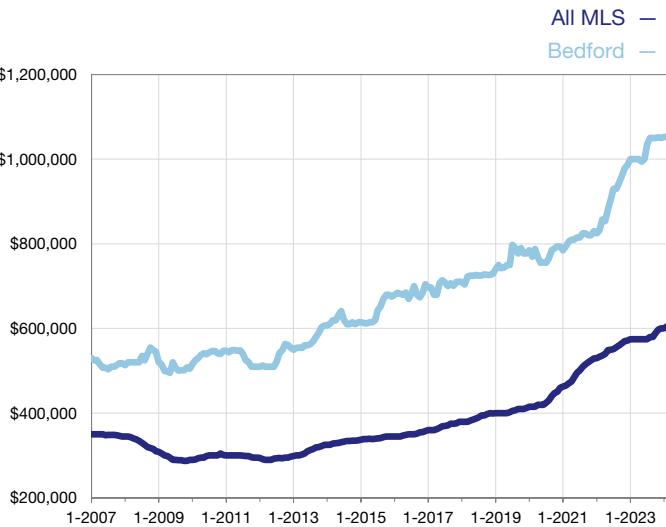
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	9	+ 80.0%	8	14	+ 75.0%
Closed Sales				2	7	+ 250.0%	6	8	+ 33.3%
Median Sales Price*				\$924,500	\$1,215,000	+ 31.4%	\$722,500	\$1,295,000	+ 79.2%
Inventory of Homes for Sale				7	8	+ 14.3%	--	--	--
Months Supply of Inventory				0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale				52	28	- 46.2%	76	33	- 56.6%
Percent of Original List Price Received*				91.6%	102.0%	+ 11.4%	94.0%	101.4%	+ 7.9%
New Listings				4	7	+ 75.0%	10	17	+ 70.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	1	- 66.7%	3	2	- 33.3%
Closed Sales				0	1	--	2	3	+ 50.0%
Median Sales Price*				\$0	\$785,000	--	\$583,750	\$785,000	+ 34.5%
Inventory of Homes for Sale				1	4	+ 300.0%	--	--	--
Months Supply of Inventory				0.3	1.3	+ 333.3%	--	--	--
Cumulative Days on Market Until Sale				0	17	--	77	19	- 75.3%
Percent of Original List Price Received*				0.0%	100.3%	--	96.8%	99.3%	+ 2.6%
New Listings				3	3	0.0%	3	6	+ 100.0%

* 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

