

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	11	- 21.4%	32	32	0.0%
Closed Sales	5	9	+ 80.0%	18	23	+ 27.8%
Median Sales Price*	\$1,488,000	\$1,152,000	- 22.6%	\$845,000	\$1,195,000	+ 41.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	80	14	- 82.5%	55	28	- 49.1%
Percent of Original List Price Received*	101.9%	108.1%	+ 6.1%	99.5%	104.7%	+ 5.2%
New Listings	11	15	+ 36.4%	38	40	+ 5.3%

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

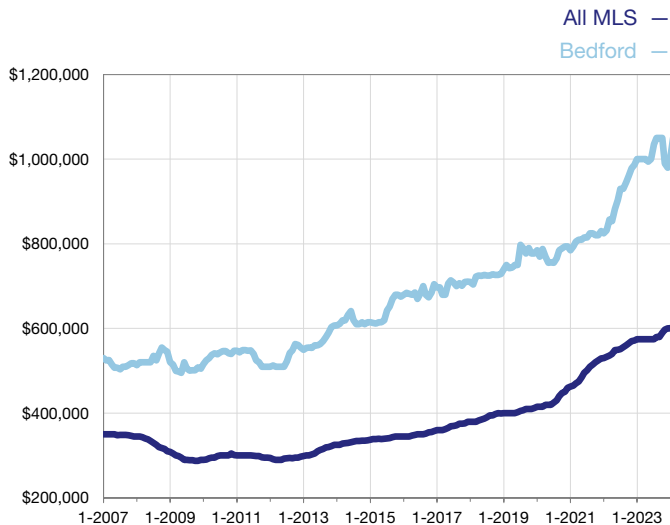
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	5	+ 150.0%	7	11	+ 57.1%
Closed Sales	1	5	+ 400.0%	5	9	+ 80.0%
Median Sales Price*	\$615,000	\$775,000	+ 26.0%	\$772,500	\$785,000	+ 1.6%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	42	21	- 50.0%
Percent of Original List Price Received*	100.0%	105.0%	+ 5.0%	98.2%	102.2%	+ 4.1%
New Listings	4	2	- 50.0%	11	13	+ 18.2%

* 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

