

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	16	+ 23.1%	45	48	+ 6.7%
Closed Sales	16	11	- 31.3%	34	34	0.0%
Median Sales Price*	\$1,014,000	\$920,000	- 9.3%	\$928,000	\$1,076,000	+ 15.9%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	41	32	- 22.0%
Percent of Original List Price Received*	106.2%	101.6%	- 4.3%	102.7%	103.7%	+ 1.0%
New Listings	16	16	0.0%	54	56	+ 3.7%

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

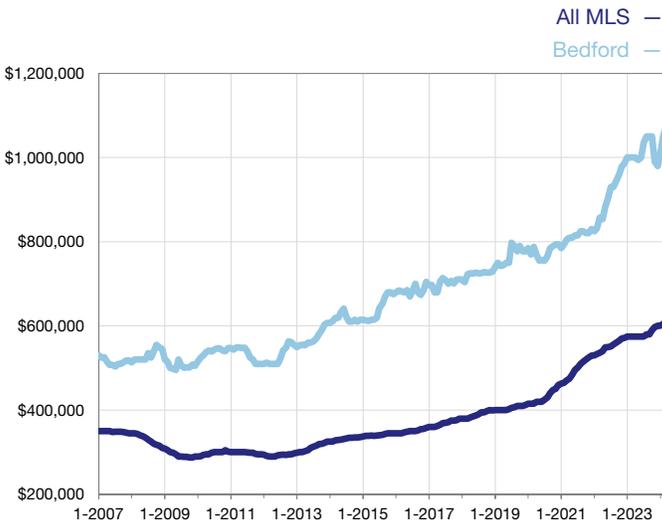
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	1	- 83.3%	13	12	- 7.7%
Closed Sales	2	2	0.0%	7	11	+ 57.1%
Median Sales Price*	\$734,000	\$771,500	+ 5.1%	\$772,500	\$785,000	+ 1.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	36	20	- 44.4%
Percent of Original List Price Received*	102.0%	103.1%	+ 1.1%	99.3%	102.4%	+ 3.1%
New Listings	5	3	- 40.0%	16	15	- 6.3%

* 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

