

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	12	- 25.0%	61	56	- 8.2%
Closed Sales	13	12	- 7.7%	47	46	- 2.1%
Median Sales Price*	\$1,278,000	<b>\$1,037,500</b>	- 18.8%	\$1,050,000	<b>\$1,076,000</b>	+ 2.5%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	46	30	- 34.8%	42	32	- 23.8%
Percent of Original List Price Received*	100.3%	<b>104.7%</b>	+ 4.4%	102.0%	<b>103.9%</b>	+ 1.9%
New Listings	14	6	- 57.1%	68	60	- 11.8%

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

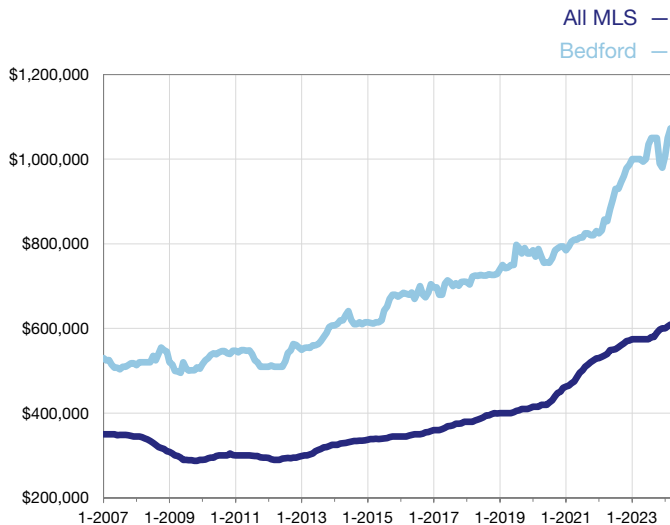
### Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	16	14	- 12.5%
Closed Sales	6	3	- 50.0%	13	14	+ 7.7%
Median Sales Price*	\$640,000	<b>\$866,000</b>	+ 35.3%	\$655,000	<b>\$819,000</b>	+ 25.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	84	38	- 54.8%	58	24	- 58.6%
Percent of Original List Price Received*	103.5%	<b>100.9%</b>	- 2.5%	101.2%	<b>102.1%</b>	+ 0.9%
New Listings	2	3	+ 50.0%	18	20	+ 11.1%

\* 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

