

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	68	63	- 7.4%
Closed Sales	18	8	- 55.6%	65	55	- 15.4%
Median Sales Price*	\$1,057,500	<b>\$948,000</b>	- 10.4%	\$1,050,000	<b>\$1,060,000</b>	+ 1.0%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	38	33	- 13.2%
Percent of Original List Price Received*	104.7%	<b>102.0%</b>	- 2.6%	102.8%	<b>103.8%</b>	+ 1.0%
New Listings	7	13	+ 85.7%	75	73	- 2.7%

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

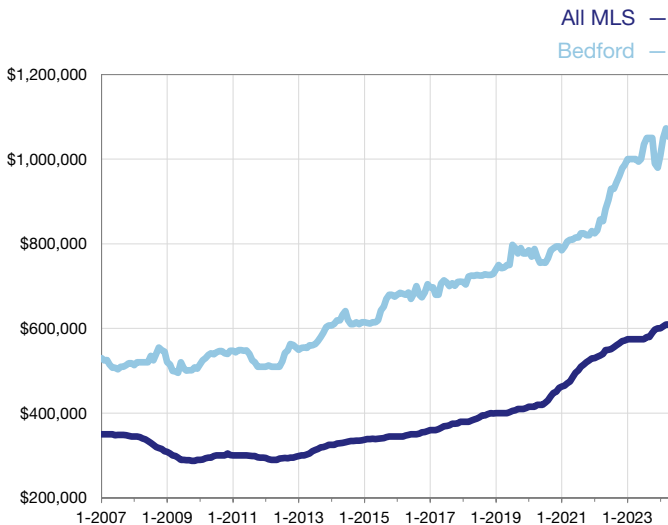
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	23	19	- 17.4%
Closed Sales	5	2	- 60.0%	18	17	- 5.6%
Median Sales Price*	\$1,000,000	<b>\$965,000</b>	- 3.5%	\$792,750	<b>\$853,000</b>	+ 7.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	21	11	- 47.6%	48	22	- 54.2%
Percent of Original List Price Received*	105.0%	<b>104.5%</b>	- 0.5%	102.2%	<b>102.1%</b>	- 0.1%
New Listings	9	2	- 77.8%	27	22	- 18.5%

\* 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

