

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	9	+ 80.0%	73	70	- 4.1%
Closed Sales	8	10	+ 25.0%	73	65	- 11.0%
Median Sales Price*	\$1,158,500	\$1,247,500	+ 7.7%	\$1,050,000	\$1,075,000	+ 2.4%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	37	32	- 13.5%
Percent of Original List Price Received*	101.2%	103.2%	+ 2.0%	102.6%	103.7%	+ 1.1%
New Listings	6	10	+ 66.7%	81	82	+ 1.2%

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

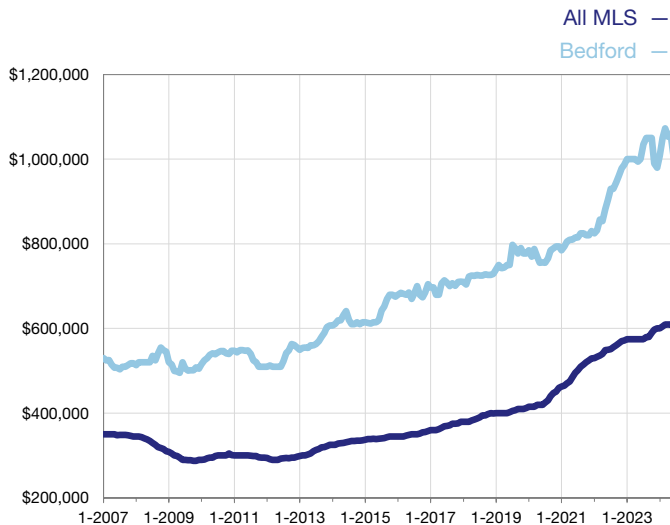
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	2	- 66.7%	29	21	- 27.6%
Closed Sales	2	4	+ 100.0%	20	21	+ 5.0%
Median Sales Price*	\$888,000	\$920,000	+ 3.6%	\$846,500	\$859,000	+ 1.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	7	27	+ 285.7%	44	23	- 47.7%
Percent of Original List Price Received*	116.0%	98.1%	- 15.4%	103.6%	101.4%	- 2.1%
New Listings	4	1	- 75.0%	31	23	- 25.8%

* 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

