

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	76	76	0.0%
Closed Sales	2	7	+ 250.0%	75	73	- 2.7%
Median Sales Price*	\$1,100,000	\$825,000	- 25.0%	\$1,053,000	\$1,060,000	+ 0.7%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	10	38	+ 280.0%	36	32	- 11.1%
Percent of Original List Price Received*	108.6%	96.7%	- 11.0%	102.7%	103.6%	+ 0.9%
New Listings	9	14	+ 55.6%	90	96	+ 6.7%

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

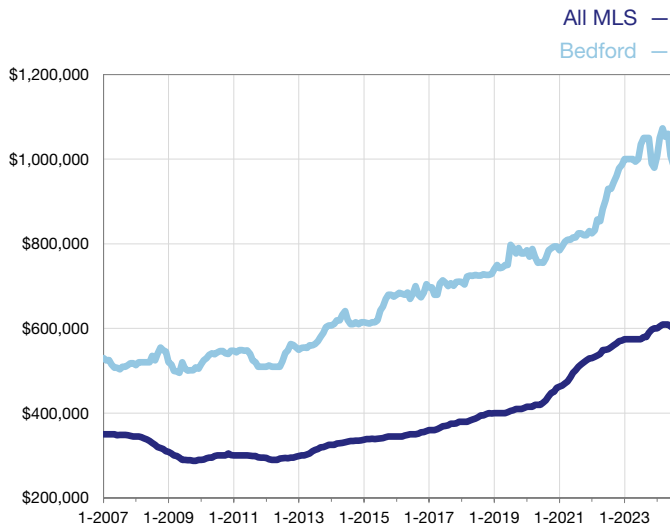
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	30	22	- 26.7%
Closed Sales	6	2	- 66.7%	26	23	- 11.5%
Median Sales Price*	\$948,951	\$805,000	- 15.2%	\$882,500	\$859,000	- 2.7%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	38	23	- 39.5%
Percent of Original List Price Received*	101.5%	97.1%	- 4.3%	103.1%	101.0%	- 2.0%
New Listings	3	3	0.0%	34	26	- 23.5%

* 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

