

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	83	84	+ 1.2%
Closed Sales	4	5	+ 25.0%	79	78	- 1.3%
Median Sales Price*	\$697,450	\$1,201,000	+ 72.2%	\$1,050,000	\$1,062,500	+ 1.2%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 23.8%	37	32	- 13.5%
Percent of Original List Price Received*	99.3%	103.5%	+ 4.2%	102.6%	103.6%	+ 1.0%
New Listings	13	5	- 61.5%	103	100	- 2.9%

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

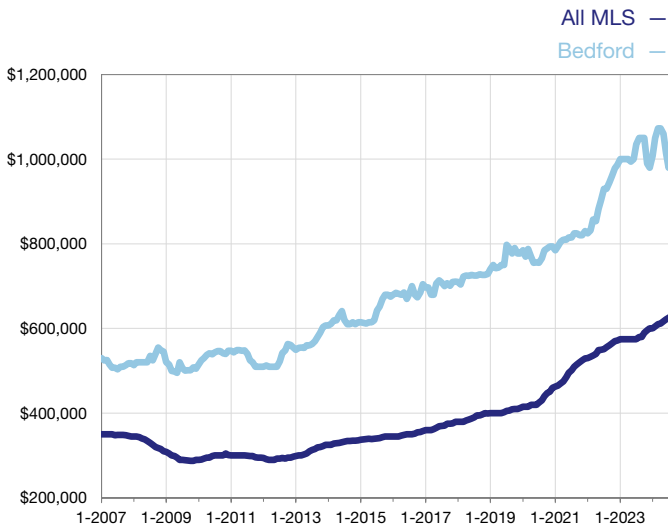
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	4	--	30	26	- 13.3%
Closed Sales	4	3	- 25.0%	30	26	- 13.3%
Median Sales Price*	\$874,000	\$645,000	- 26.2%	\$879,000	\$856,000	- 2.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 16.1%	37	23	- 37.8%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	102.9%	100.6%	- 2.2%
New Listings	0	1	--	34	30	- 11.8%

* 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

