

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

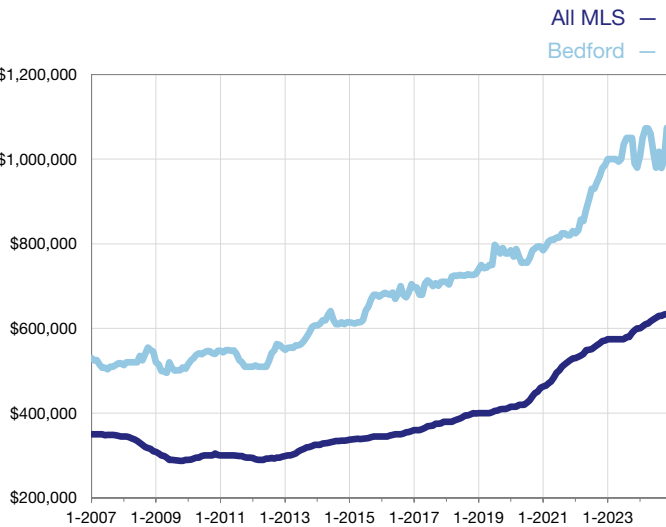
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	90	86	- 4.4%
Closed Sales	8	3	- 62.5%	87	81	- 6.9%
Median Sales Price*	\$766,500	\$1,150,000	+ 50.0%	\$975,000	\$1,065,000	+ 9.2%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	28	13	- 53.6%	36	32	- 11.1%
Percent of Original List Price Received*	103.6%	101.3%	- 2.2%	102.7%	103.6%	+ 0.9%
New Listings	2	3	+ 50.0%	105	104	- 1.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	31	28	- 9.7%
Closed Sales	3	4	+ 33.3%	33	30	- 9.1%
Median Sales Price*	\$855,000	\$922,500	+ 7.9%	\$870,000	\$862,500	- 0.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	15	28	+ 86.7%	35	24	- 31.4%
Percent of Original List Price Received*	100.2%	101.5%	+ 1.3%	102.7%	100.8%	- 1.9%
New Listings	3	1	- 66.7%	37	31	- 16.2%

* 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

