

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

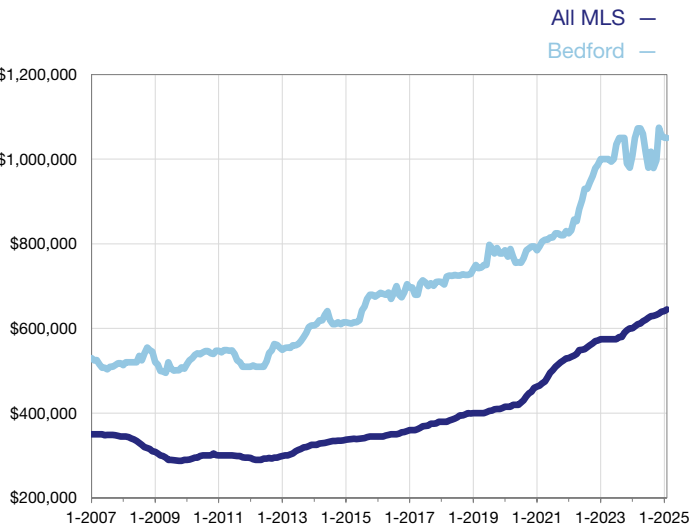
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	13	10	- 23.1%
Closed Sales	7	5	- 28.6%	8	9	+ 12.5%
Median Sales Price*	\$1,215,000	\$1,180,000	- 2.9%	\$1,295,000	\$1,050,000	- 18.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	33	51	+ 54.5%
Percent of Original List Price Received*	102.0%	103.7%	+ 1.7%	101.4%	99.4%	- 2.0%
New Listings	7	9	+ 28.6%	17	15	- 11.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$785,000	\$269,787	- 65.6%	\$785,000	\$464,894	- 40.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	19	27	+ 42.1%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	99.3%	100.8%	+ 1.5%
New Listings	3	1	- 66.7%	5	2	- 60.0%

* 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

