

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	8	14	+ 75.0%
Closed Sales	5	2	- 60.0%	9	9	0.0%
Median Sales Price*	\$1,180,000	\$820,000	- 30.5%	\$1,050,000	\$973,000	- 7.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	51	36	- 29.4%
Percent of Original List Price Received*	103.7%	95.2%	- 8.2%	99.4%	99.8%	+ 0.4%
New Listings	8	5	- 37.5%	13	12	- 7.7%

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

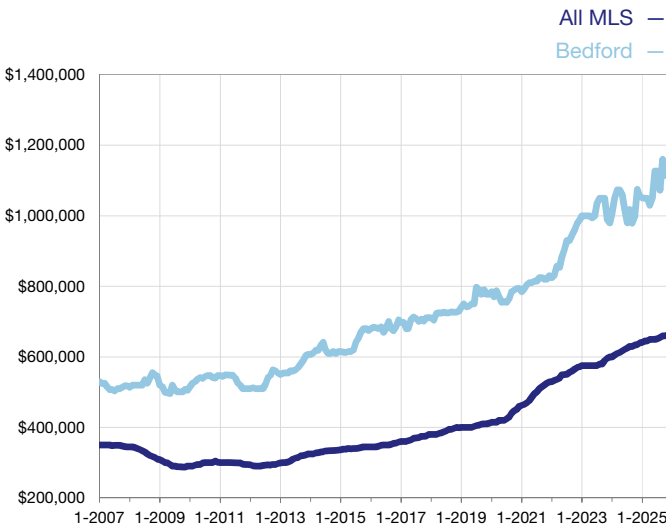
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	6	+ 500.0%	1	7	+ 600.0%
Closed Sales	1	3	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$269,787	\$576,000	+ 113.5%	\$464,894	\$802,500	+ 72.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.8%	27	57	+ 111.1%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.8%	98.5%	- 2.3%
New Listings	2	5	+ 150.0%	4	12	+ 200.0%

* 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

