

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	25	28	+ 12.0%
Closed Sales	8	5	- 37.5%	22	24	+ 9.1%
Median Sales Price*	\$1,032,500	\$1,050,000	+ 1.7%	\$1,032,500	\$1,027,500	- 0.5%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	17	- 61.4%	39	44	+ 12.8%
Percent of Original List Price Received*	100.7%	101.5%	+ 0.8%	101.8%	100.8%	- 1.0%
New Listings	18	11	- 38.9%	41	33	- 19.5%

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

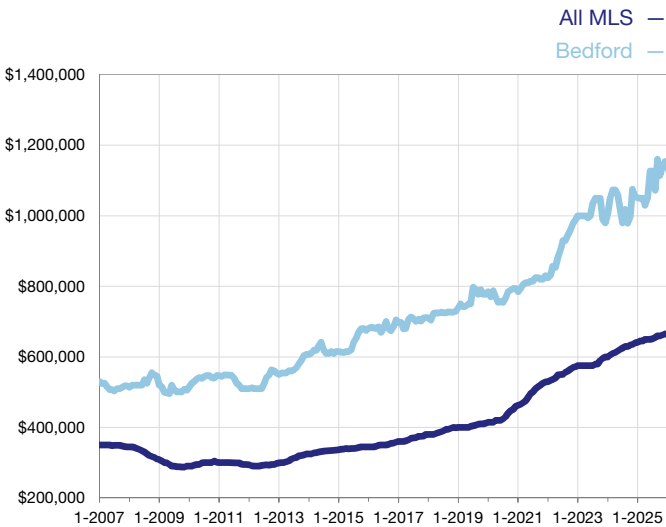
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	2	12	+ 500.0%
Closed Sales	1	2	+ 100.0%	4	12	+ 200.0%
Median Sales Price*	\$441,000	\$795,000	+ 80.3%	\$451,500	\$1,003,750	+ 122.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.4	2.7	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	9	12	+ 33.3%	19	55	+ 189.5%
Percent of Original List Price Received*	103.8%	100.4%	- 3.3%	102.0%	98.3%	- 3.6%
New Listings	6	11	+ 83.3%	10	24	+ 140.0%

* 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

