

# Local Market Update – May 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bedford

### Single-Family Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	11	- 31.3%	41	38	- 7.3%
Closed Sales	9	11	+ 22.2%	31	35	+ 12.9%
Median Sales Price*	\$1,400,000	<b>\$1,066,000</b>	- 23.9%	\$1,050,000	<b>\$1,050,000</b>	0.0%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	42	22	- 47.6%	40	37	- 7.5%
Percent of Original List Price Received*	100.6%	<b>101.9%</b>	+ 1.3%	101.5%	<b>101.1%</b>	- 0.4%
New Listings	15	16	+ 6.7%	56	49	- 12.5%

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

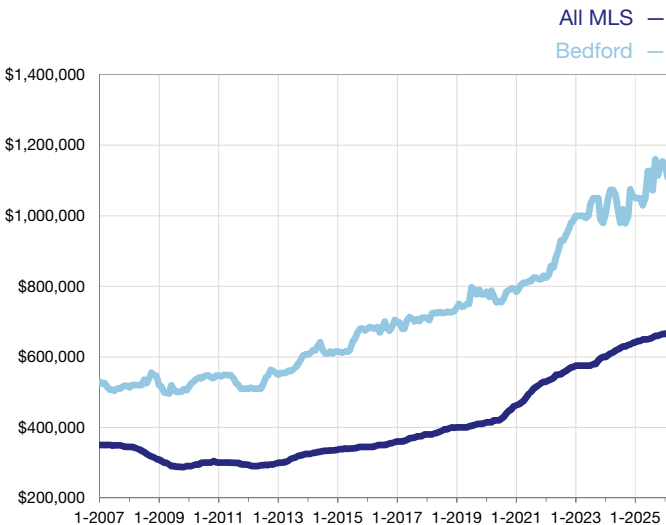
### Condominium Properties

Key Metrics	May			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	6	+ 100.0%	5	17	+ 240.0%
Closed Sales	1	3	+ 200.0%	5	15	+ 200.0%
Median Sales Price*	\$805,000	<b>\$825,000</b>	+ 2.5%	\$462,000	<b>\$950,000</b>	+ 105.6%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	4.7	2.6	- 44.7%	--	--	--
Cumulative Days on Market Until Sale	12	101	+ 741.7%	18	65	+ 261.1%
Percent of Original List Price Received*	102.0%	<b>95.7%</b>	- 6.2%	102.0%	<b>97.8%</b>	- 4.1%
New Listings	6	6	0.0%	16	30	+ 87.5%

\* 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

