

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

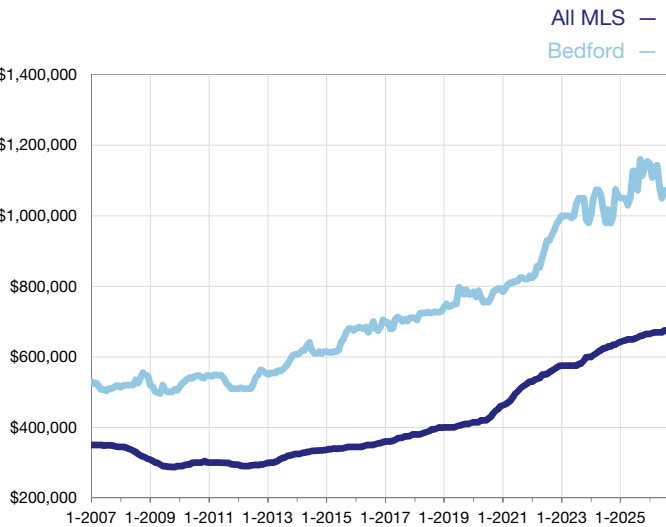
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	8	- 27.3%	71	64	- 9.9%
Closed Sales	9	9	0.0%	66	62	- 6.1%
Median Sales Price*	\$945,000	\$960,000	+ 1.6%	\$1,179,000	\$1,063,000	- 9.8%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	63	28	- 55.6%	38	37	- 2.6%
Percent of Original List Price Received*	98.1%	99.6%	+ 1.5%	101.2%	100.8%	- 0.4%
New Listings	7	12	+ 71.4%	86	81	- 5.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	20	36	+ 80.0%
Closed Sales	4	3	- 25.0%	14	32	+ 128.6%
Median Sales Price*	\$914,950	\$950,000	+ 3.8%	\$685,000	\$972,500	+ 42.0%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--
Cumulative Days on Market Until Sale	47	39	- 17.0%	33	49	+ 48.5%
Percent of Original List Price Received*	98.2%	99.5%	+ 1.3%	100.1%	100.2%	+ 0.1%
New Listings	1	5	+ 400.0%	35	56	+ 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

