

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bedford

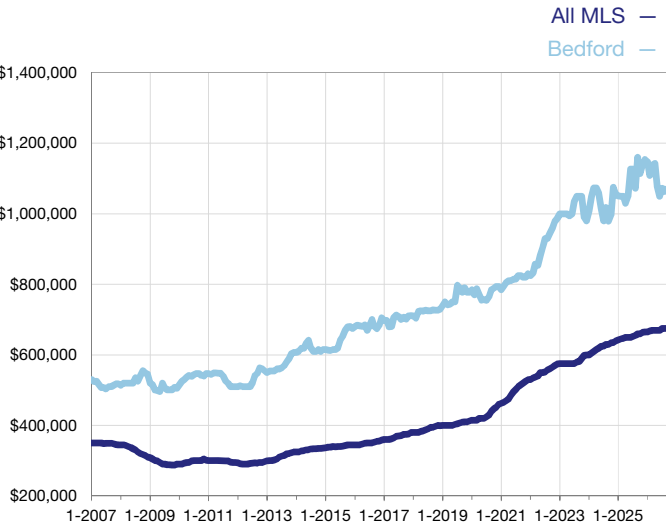
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	76	73	- 3.9%
Closed Sales	8	8	0.0%	74	70	- 5.4%
Median Sales Price*	\$1,096,500	\$1,094,000	- 0.2%	\$1,179,000	\$1,070,500	- 9.2%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	34	62	+ 82.4%	38	40	+ 5.3%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	100.8%	100.7%	- 0.1%
New Listings	11	17	+ 54.5%	97	96	- 1.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	21	37	+ 76.2%
Closed Sales	4	5	+ 25.0%	18	37	+ 105.6%
Median Sales Price*	\$830,000	\$1,006,000	+ 21.2%	\$685,000	\$975,000	+ 42.3%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	5.4	3.4	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	31	45	+ 45.2%
Percent of Original List Price Received*	98.5%	100.7%	+ 2.2%	99.7%	100.3%	+ 0.6%
New Listings	8	4	- 50.0%	43	61	+ 41.9%

* 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

