Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Bedford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**8**	+ 33.3%	82	**80**	- 2.4%
Closed Sales	6	**7**	+ 16.7%	80	**77**	- 3.8%
Median Sales Price*	$1,005,000	**$950,000**	- 5.5%	$1,167,500	**$1,066,000**	- 8.7%
Inventory of Homes for Sale	16	**18**	+ 12.5%	--	--	--
Months Supply of Inventory	2.1	**2.4**	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	28	**20**	- 28.6%	37	**38**	+ 2.7%
Percent of Original List Price Received*	101.1%	**107.0%**	+ 5.8%	100.8%	**101.3%**	+ 0.5%
New Listings	9	**8**	- 11.1%	106	**106**	0.0%

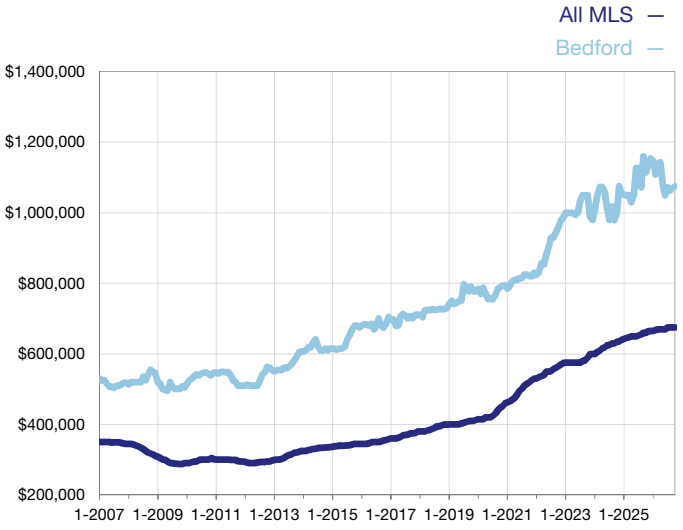
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

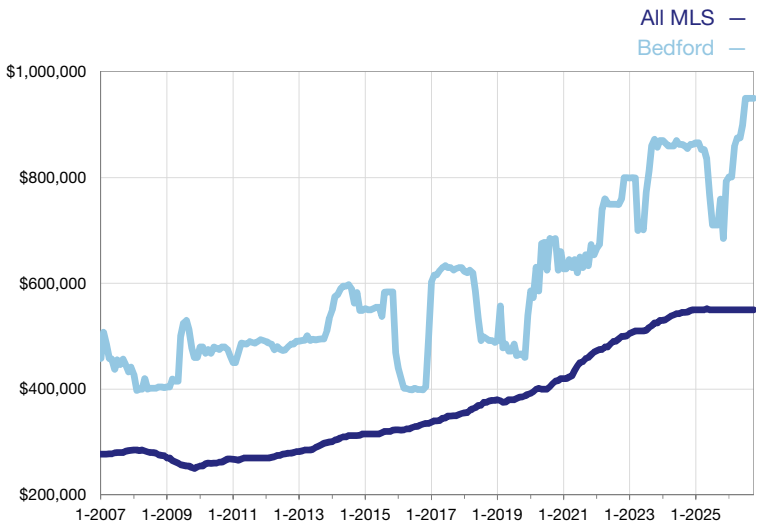
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	24	**39**	+ 62.5%
Closed Sales	4	**3**	- 25.0%	22	**40**	+ 81.8%
Median Sales Price*	$859,500	**$790,000**	- 8.1%	$719,500	**$972,500**	+ 35.2%
Inventory of Homes for Sale	14	**13**	- 7.1%	--	--	--
Months Supply of Inventory	5.4	**3.3**	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	70	**34**	- 51.4%	38	**44**	+ 15.8%
Percent of Original List Price Received*	98.3%	**95.3%**	- 3.1%	99.5%	**99.9%**	+ 0.4%
New Listings	6	**6**	0.0%	49	**66**	+ 34.7%

* 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



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