

# Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	10	10	0.0%	264	289	+ 9.5%
Closed Sales	22	25	+ 13.6%	281	276	- 1.8%
Median Sales Price*	\$495,000	<b>\$595,000</b>	+ 20.2%	\$515,500	<b>\$597,000</b>	+ 15.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	37	25	- 32.4%
Percent of Original List Price Received*	100.4%	105.6%	+ 5.2%	101.4%	102.9%	+ 1.5%
New Listings	3	6	+ 100.0%	279	319	+ 14.3%

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

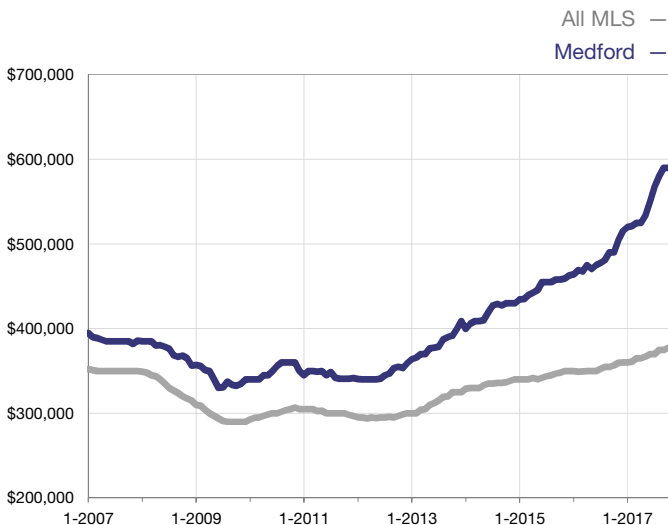
### Condominium Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	9	9	0.0%	233	217	- 6.9%
Closed Sales	23	16	- 30.4%	228	215	- 5.7%
Median Sales Price*	\$431,000	<b>\$516,500</b>	+ 19.8%	\$430,000	<b>\$480,000</b>	+ 11.6%
Inventory of Homes for Sale	14	3	- 78.6%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	30	15	- 50.0%	35	25	- 28.6%
Percent of Original List Price Received*	100.4%	104.5%	+ 4.1%	101.6%	103.1%	+ 1.5%
New Listings	9	3	- 66.7%	246	228	- 7.3%

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

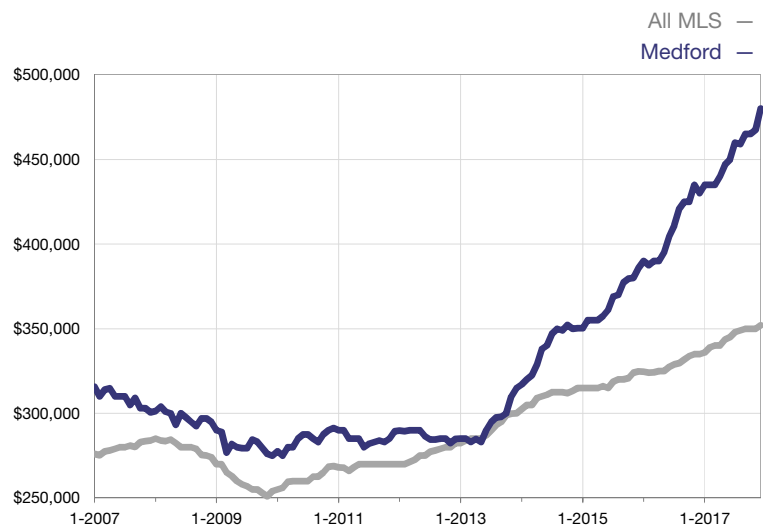
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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