Local Market Update – June 2018

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

Medway

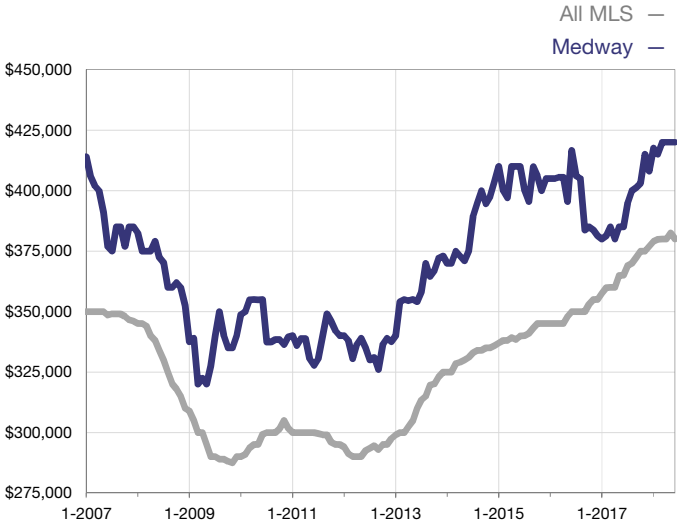
Single-Family Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	20	**20**	0.0%	90	**80**	- 11.1%
Closed Sales	23	**16**	- 30.4%	74	**56**	- 24.3%
Median Sales Price*	$420,000	**$480,000**	+ 14.3%	$403,750	**$477,500**	+ 18.3%
Inventory of Homes for Sale	18	**25**	+ 38.9%	--	--	--
Months Supply of Inventory	1.3	**2.2**	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	31	**58**	+ 87.1%	51	**56**	+ 9.8%
Percent of Original List Price Received*	99.1%	**96.3%**	- 2.8%	97.4%	**97.9%**	+ 0.5%
New Listings	21	**21**	0.0%	105	**96**	- 8.6%

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

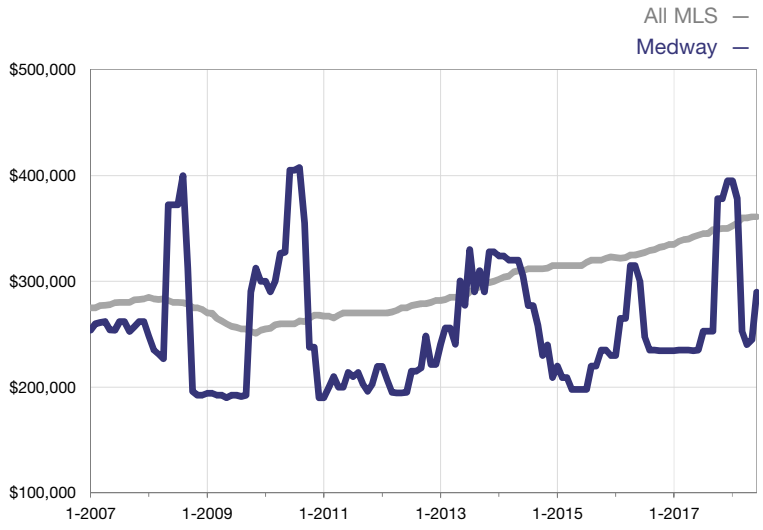
Condominium Properties	June			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	5	**2**	- 60.0%	13	**18**	+ 38.5%
Closed Sales	4	**1**	- 75.0%	8	**13**	+ 62.5%
Median Sales Price*	$236,000	**$197,000**	- 16.5%	$245,000	**$221,900**	- 9.4%
Inventory of Homes for Sale	11	**11**	0.0%	--	--	--
Months Supply of Inventory	4.7	**4.4**	- 6.4%	--	--	--
Cumulative Days on Market Until Sale	15	**165**	+ 1,000.0%	113	**133**	+ 17.7%
Percent of Original List Price Received*	100.5%	**98.5%**	- 2.0%	100.3%	**99.1%**	- 1.2%
New Listings	6	**3**	- 50.0%	21	**23**	+ 9.5%

* 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



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