

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	37	23	- 37.8%	193	180	- 6.7%
Closed Sales	34	31	- 8.8%	160	171	+ 6.9%
Median Sales Price*	\$609,000	\$611,000	+ 0.3%	\$597,000	\$615,000	+ 3.0%
Inventory of Homes for Sale	21	29	+ 38.1%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	22	21	- 4.5%
Percent of Original List Price Received*	101.8%	100.0%	- 1.8%	103.6%	103.3%	- 0.3%
New Listings	34	24	- 29.4%	224	219	- 2.2%

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

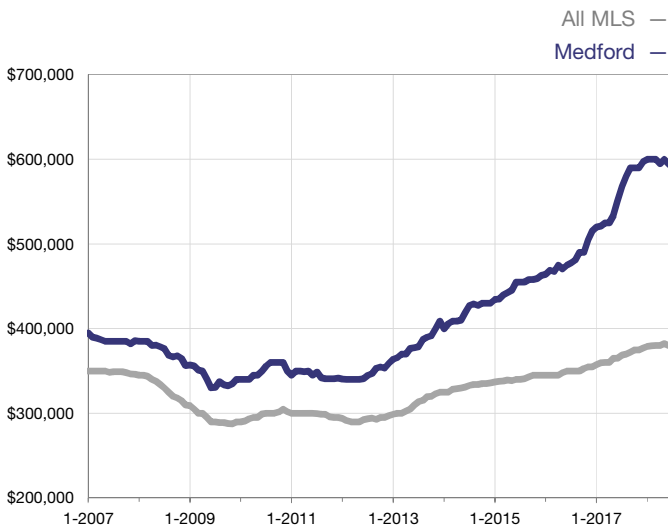
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	15	20	+ 33.3%	156	150	- 3.8%
Closed Sales	23	33	+ 43.5%	151	136	- 9.9%
Median Sales Price*	\$450,000	\$550,000	+ 22.2%	\$475,000	\$519,950	+ 9.5%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	25	26	+ 4.0%
Percent of Original List Price Received*	101.9%	101.6%	- 0.3%	103.3%	102.7%	- 0.6%
New Listings	18	22	+ 22.2%	167	178	+ 6.6%

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

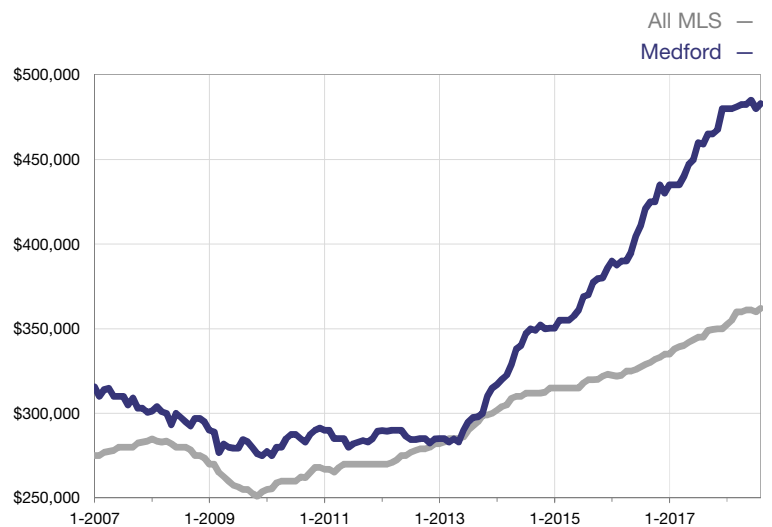
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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