Local Market Update – December 2018

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

Medford

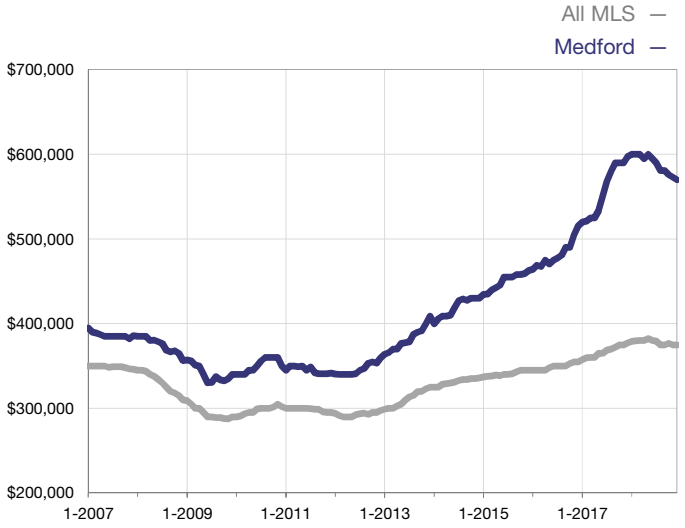
Single-Family Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	10	**14**	+ 40.0%	286	**267**	- 6.6%
Closed Sales	25	**18**	- 28.0%	276	**267**	- 3.3%
Median Sales Price*	$595,000	**$624,500**	+ 5.0%	$597,000	**$617,000**	+ 3.4%
Inventory of Homes for Sale	10	**22**	+ 120.0%	--	--	--
Months Supply of Inventory	0.4	**1.0**	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	24	**30**	+ 25.0%	25	**24**	- 4.0%
Percent of Original List Price Received*	105.6%	**98.1%**	- 7.1%	102.9%	**102.3%**	- 0.6%
New Listings	6	**10**	+ 66.7%	318	**325**	+ 2.2%

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

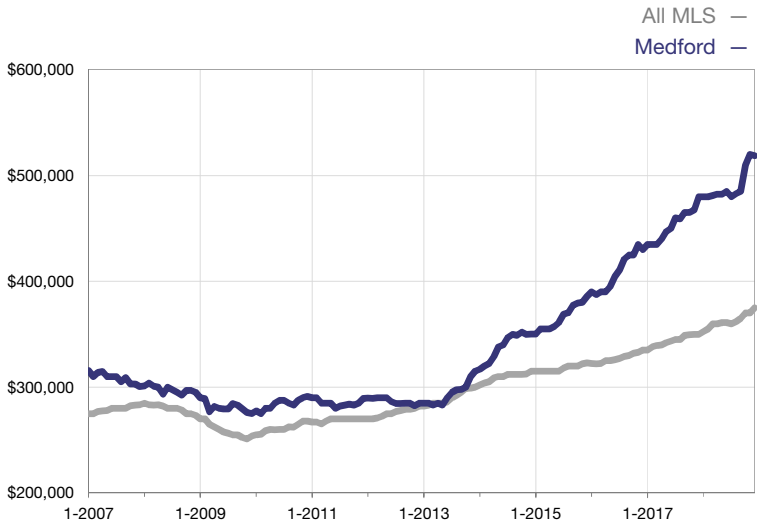
Condominium Properties	December			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	8	**10**	+ 25.0%	216	**214**	- 0.9%
Closed Sales	17	**15**	- 11.8%	216	**207**	- 4.2%
Median Sales Price*	$550,000	**$530,000**	- 3.6%	$480,000	**$530,000**	+ 10.4%
Inventory of Homes for Sale	6	**16**	+ 166.7%	--	--	--
Months Supply of Inventory	0.3	**0.9**	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	17	**45**	+ 164.7%	25	**29**	+ 16.0%
Percent of Original List Price Received*	104.2%	**96.3%**	- 7.6%	103.1%	**101.6%**	- 1.5%
New Listings	3	**2**	- 33.3%	229	**259**	+ 13.1%

* 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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