

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	12	- 33.3%	327	281	- 14.1%
Closed Sales	39	27	- 30.8%	328	293	- 10.7%
Median Sales Price*	\$795,000	\$750,000	- 5.7%	\$750,000	\$815,418	+ 8.7%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	26	22	- 15.4%
Percent of Original List Price Received*	100.5%	96.4%	- 4.1%	103.0%	104.0%	+ 1.0%
New Listings	9	10	+ 11.1%	371	330	- 11.1%

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

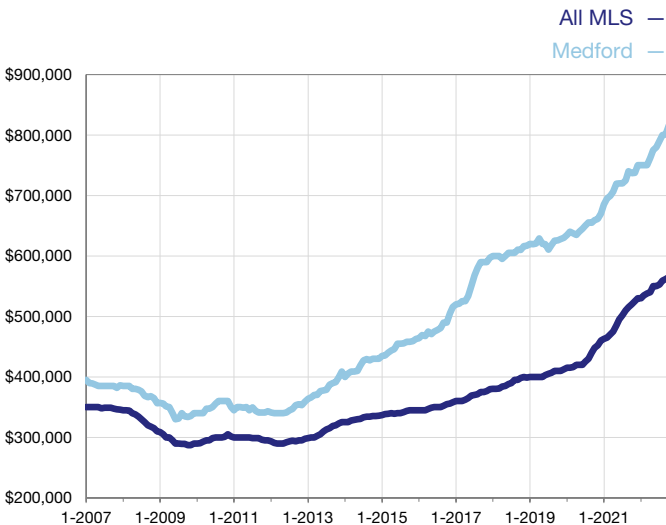
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	21	- 8.7%	307	318	+ 3.6%
Closed Sales	29	19	- 34.5%	316	315	- 0.3%
Median Sales Price*	\$656,600	\$595,000	- 9.4%	\$610,000	\$629,000	+ 3.1%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	42	24	- 42.9%
Percent of Original List Price Received*	98.6%	96.9%	- 1.7%	100.3%	101.4%	+ 1.1%
New Listings	23	5	- 78.3%	351	369	+ 5.1%

* 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

