

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	11	+ 37.5%	138	121	- 12.3%
Closed Sales	10	9	- 10.0%	135	125	- 7.4%
Median Sales Price*	\$604,500	\$549,000	- 9.2%	\$559,000	\$620,000	+ 10.9%
Inventory of Homes for Sale	3	20	+ 566.7%	--	--	--
Months Supply of Inventory	0.3	2.0	+ 566.7%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	22	24	+ 9.1%
Percent of Original List Price Received*	103.2%	97.7%	- 5.3%	106.4%	104.2%	- 2.1%
New Listings	6	8	+ 33.3%	156	159	+ 1.9%

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

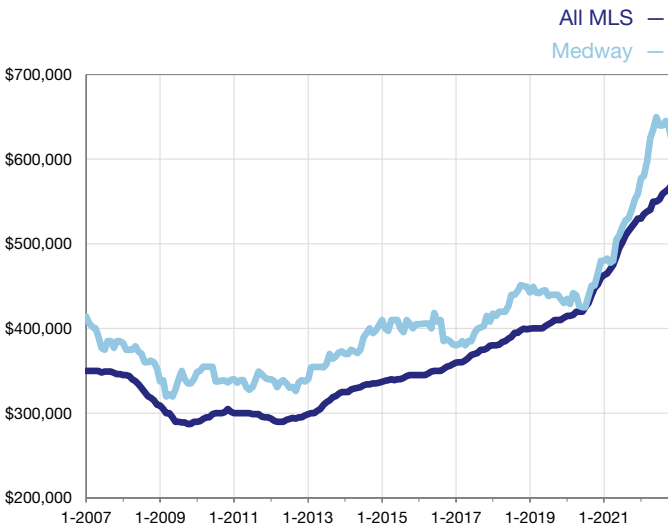
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	49	26	- 46.9%
Closed Sales	4	4	0.0%	38	37	- 2.6%
Median Sales Price*	\$625,500	\$704,900	+ 12.7%	\$387,450	\$543,847	+ 40.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	26	43	+ 65.4%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	100.9%	103.4%	+ 2.5%
New Listings	2	1	- 50.0%	60	35	- 41.7%

* 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

