

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	23	+ 155.6%	9	23	+ 155.6%
Closed Sales	21	13	- 38.1%	21	13	- 38.1%
Median Sales Price*	\$775,000	\$680,000	- 12.3%	\$775,000	\$680,000	- 12.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	28	35	+ 25.0%
Percent of Original List Price Received*	103.3%	98.6%	- 4.5%	103.3%	98.6%	- 4.5%
New Listings	12	10	- 16.7%	12	10	- 16.7%

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

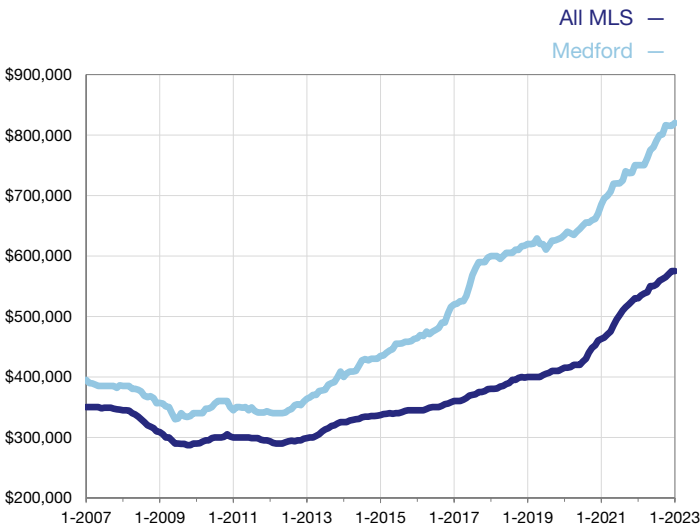
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	22	18	- 18.2%
Closed Sales	24	22	- 8.3%	24	22	- 8.3%
Median Sales Price*	\$692,000	\$665,000	- 3.9%	\$692,000	\$665,000	- 3.9%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	49	+ 53.1%	32	49	+ 53.1%
Percent of Original List Price Received*	98.5%	96.7%	- 1.8%	98.5%	96.7%	- 1.8%
New Listings	24	12	- 50.0%	24	12	- 50.0%

* 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

