

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	12	4	- 66.7%	12	4	- 66.7%
Median Sales Price*	\$616,250	\$665,500	+ 8.0%	\$616,250	\$665,500	+ 8.0%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	31	78	+ 151.6%	31	78	+ 151.6%
Percent of Original List Price Received*	103.1%	90.7%	- 12.0%	103.1%	90.7%	- 12.0%
New Listings	7	6	- 14.3%	7	6	- 14.3%

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

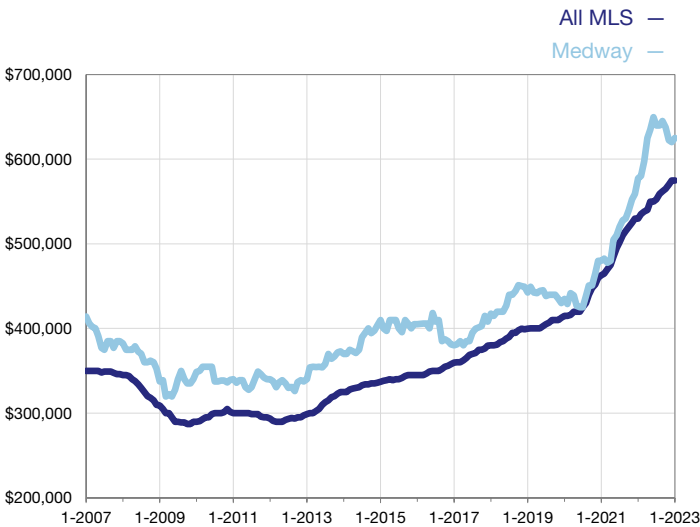
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$420,750	\$741,915	+ 76.3%	\$420,750	\$741,915	+ 76.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	131	+ 351.7%	29	131	+ 351.7%
Percent of Original List Price Received*	104.6%	110.1%	+ 5.3%	104.6%	110.1%	+ 5.3%
New Listings	2	1	- 50.0%	2	1	- 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

