

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	26	26	0.0%	157	195	+ 24.2%
Closed Sales	31	36	+ 16.1%	140	166	+ 18.6%
Median Sales Price*	\$635,000	<b>\$562,500</b>	- 11.4%	\$616,000	<b>\$600,000</b>	- 2.6%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	20	34	+ 70.0%
Percent of Original List Price Received*	103.6%	100.3%	- 3.2%	104.0%	100.5%	- 3.4%
New Listings	36	31	- 13.9%	195	209	+ 7.2%

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

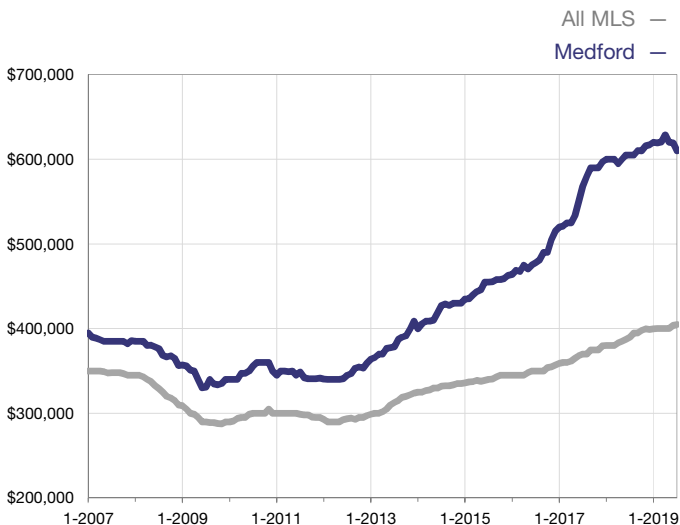
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	24	13	- 45.8%	130	112	- 13.8%
Closed Sales	25	18	- 28.0%	105	112	+ 6.7%
Median Sales Price*	\$500,000	<b>\$577,750</b>	+ 15.6%	\$519,900	<b>\$545,000</b>	+ 4.8%
Inventory of Homes for Sale	24	42	+ 75.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	12	39	+ 225.0%	26	44	+ 69.2%
Percent of Original List Price Received*	103.4%	99.0%	- 4.3%	103.0%	98.3%	- 4.6%
New Listings	16	24	+ 50.0%	156	177	+ 13.5%

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

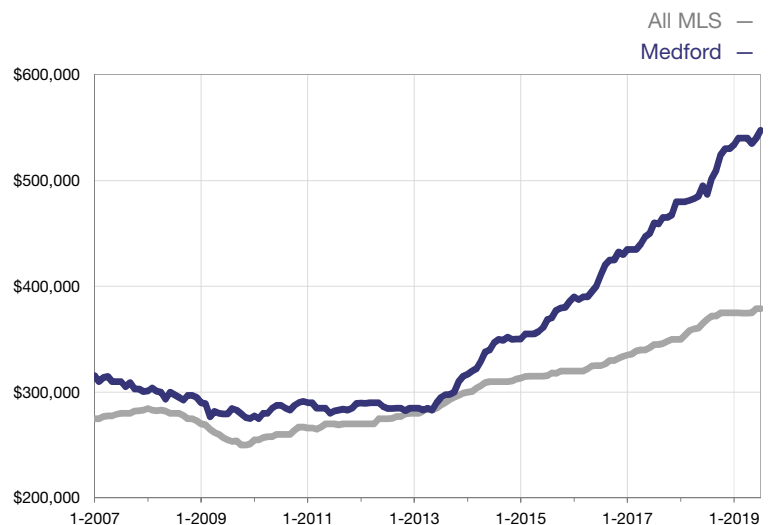
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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