

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medway

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	11	0.0%	89	86	- 3.4%
Closed Sales	21	11	- 47.6%	78	79	+ 1.3%
Median Sales Price*	\$525,000	<b>\$475,000</b>	- 9.5%	\$481,250	<b>\$455,000</b>	- 5.5%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	47	52	+ 10.6%
Percent of Original List Price Received*	100.0%	97.3%	- 2.7%	98.5%	97.9%	- 0.6%
New Listings	13	6	- 53.8%	109	97	- 11.0%

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

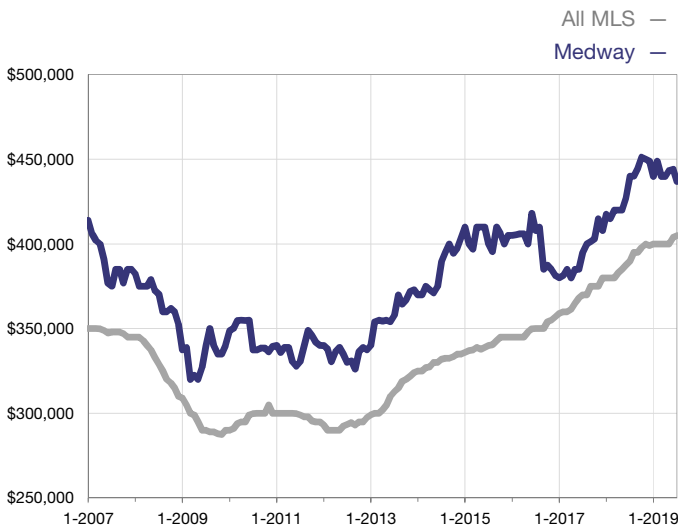
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	3	0.0%	21	20	- 4.8%
Closed Sales	3	2	- 33.3%	18	19	+ 5.6%
Median Sales Price*	\$240,000	<b>\$343,000</b>	+ 42.9%	\$237,500	<b>\$250,000</b>	+ 5.3%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	3.7	5.6	+ 51.4%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	112	71	- 36.6%
Percent of Original List Price Received*	103.9%	100.8%	- 3.0%	99.9%	98.5%	- 1.4%
New Listings	1	4	+ 300.0%	24	32	+ 33.3%

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

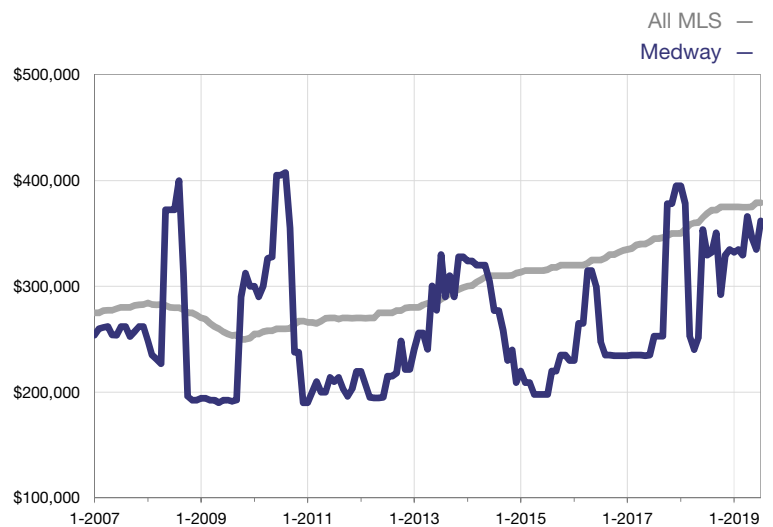
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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