Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Medford

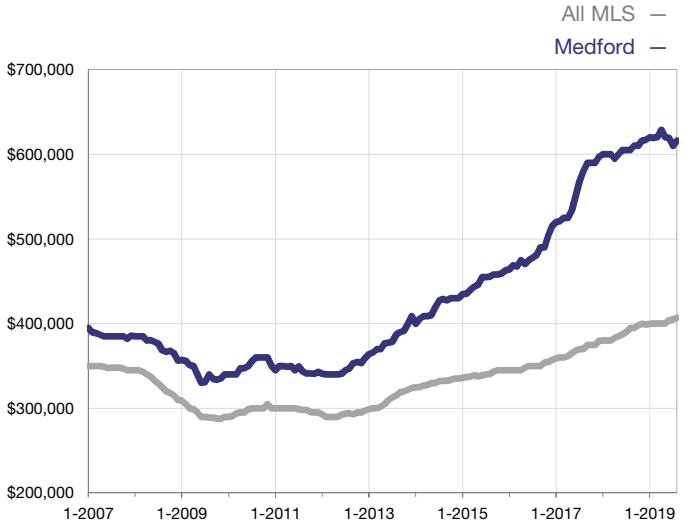
Single-Family Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	21	**20**	- 4.8%	178	**214**	+ 20.2%
Closed Sales	31	**30**	- 3.2%	171	**196**	+ 14.6%
Median Sales Price*	$611,000	**$647,500**	+ 6.0%	$615,000	**$608,250**	- 1.1%
Inventory of Homes for Sale	34	**23**	- 32.4%	--	--	--
Months Supply of Inventory	1.4	**0.9**	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	25	**18**	- 28.0%	21	**31**	+ 47.6%
Percent of Original List Price Received*	100.0%	**103.2%**	+ 3.2%	103.3%	**100.9%**	- 2.3%
New Listings	24	**26**	+ 8.3%	219	**235**	+ 7.3%

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

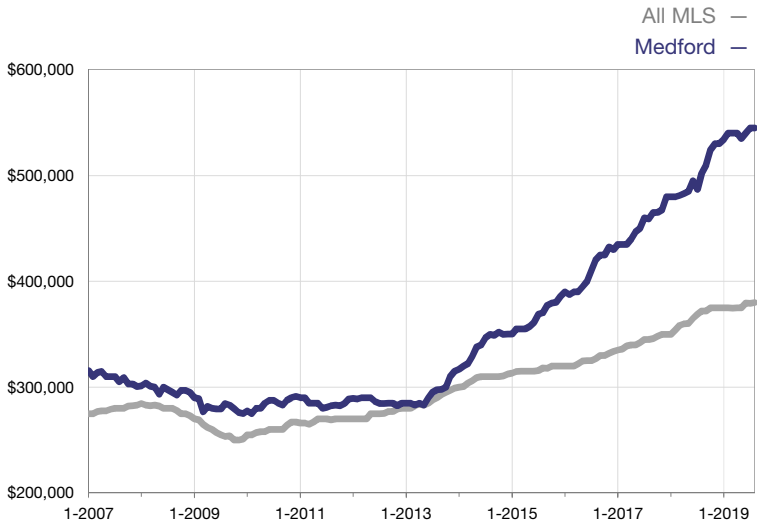
Condominium Properties	August			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	18	**16**	- 11.1%	148	**128**	- 13.5%
Closed Sales	36	**14**	- 61.1%	141	**127**	- 9.9%
Median Sales Price*	$540,000	**$518,000**	- 4.1%	$520,000	**$545,000**	+ 4.8%
Inventory of Homes for Sale	25	**30**	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	**1.8**	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	**22**	- 18.5%	26	**42**	+ 61.5%
Percent of Original List Price Received*	101.6%	**100.1%**	- 1.5%	102.6%	**98.5%**	- 4.0%
New Listings	22	**16**	- 27.3%	178	**193**	+ 8.4%

* 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



MAR
MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime 10K.