

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	33	+ 200.0%	53	104	+ 96.2%
Closed Sales	13	23	+ 76.9%	49	84	+ 71.4%
Median Sales Price*	\$655,000	\$711,000	+ 8.5%	\$650,000	\$738,500	+ 13.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	68	18	- 73.5%	45	36	- 20.0%
Percent of Original List Price Received*	99.2%	107.8%	+ 8.7%	98.1%	102.3%	+ 4.3%
New Listings	11	42	+ 281.8%	62	107	+ 72.6%

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

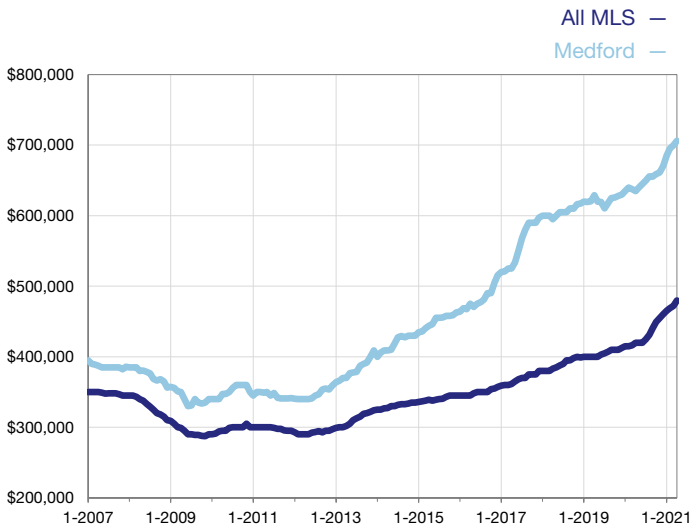
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	30	+ 200.0%	60	111	+ 85.0%
Closed Sales	18	27	+ 50.0%	57	106	+ 86.0%
Median Sales Price*	\$650,000	\$590,000	- 9.2%	\$552,500	\$613,750	+ 11.1%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	53	57	+ 7.5%
Percent of Original List Price Received*	101.2%	101.9%	+ 0.7%	99.5%	99.5%	0.0%
New Listings	7	39	+ 457.1%	75	111	+ 48.0%

* 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

