

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 10 | 12 | + 20.0% | 35 | 39 | + 11.4% |
| Closed Sales | 13 | 3 | - 76.9% | 29 | 27 | - 6.9% |
| Median Sales Price* | \$438,250 | \$510,000 | + 16.4% | \$438,250 | \$435,000 | - 0.7% |
| Inventory of Homes for Sale | 11 | 10 | - 9.1% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.0 | + 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 17 | - 45.2% | 41 | 31 | - 24.4% |
| Percent of Original List Price Received* | 97.6% | 104.8% | + 7.4% | 98.3% | 102.0% | + 3.8% |
| New Listings | 9 | 18 | + 100.0% | 41 | 46 | + 12.2% |

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

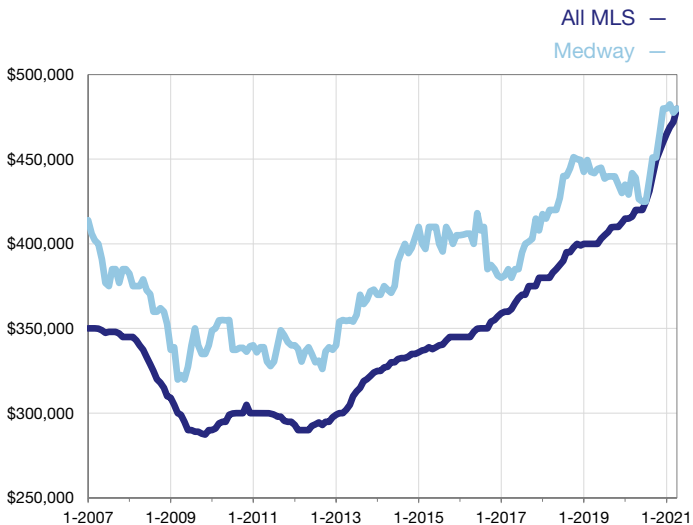
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 2 | 4 | + 100.0% | 11 | 19 | + 72.7% |
| Closed Sales | 5 | 2 | - 60.0% | 8 | 11 | + 37.5% |
| Median Sales Price* | \$243,000 | \$417,450 | + 71.8% | \$340,000 | \$399,900 | + 17.6% |
| Inventory of Homes for Sale | 4 | 4 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.3 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 55 | 46 | - 16.4% | 92 | 42 | - 54.3% |
| Percent of Original List Price Received* | 96.2% | 102.7% | + 6.8% | 98.6% | 100.5% | + 1.9% |
| New Listings | 3 | 4 | + 33.3% | 12 | 24 | + 100.0% |

* 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

