

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	33	+ 65.0%	73	136	+ 86.3%
Closed Sales	21	25	+ 19.0%	70	109	+ 55.7%
Median Sales Price*	\$639,999	\$850,000	+ 32.8%	\$645,000	\$745,000	+ 15.5%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	31	18	- 41.9%	41	32	- 22.0%
Percent of Original List Price Received*	101.4%	108.8%	+ 7.3%	99.1%	103.8%	+ 4.7%
New Listings	30	28	- 6.7%	92	135	+ 46.7%

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

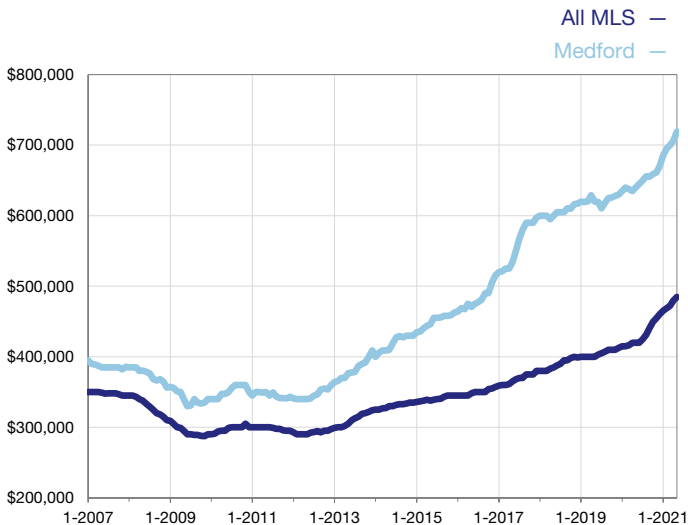
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	21	+ 40.0%	75	138	+ 84.0%
Closed Sales	7	26	+ 271.4%	64	132	+ 106.3%
Median Sales Price*	\$621,000	\$558,051	- 10.1%	\$553,750	\$582,500	+ 5.2%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 27.3%	50	51	+ 2.0%
Percent of Original List Price Received*	102.8%	102.5%	- 0.3%	99.9%	100.1%	+ 0.2%
New Listings	25	24	- 4.0%	100	143	+ 43.0%

* 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

