

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	20	+ 185.7%	42	57	+ 35.7%
Closed Sales	8	11	+ 37.5%	37	38	+ 2.7%
Median Sales Price*	\$403,750	\$635,000	+ 57.3%	\$421,500	\$507,500	+ 20.4%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	32	13	- 59.4%	39	26	- 33.3%
Percent of Original List Price Received*	99.4%	108.2%	+ 8.9%	98.6%	103.8%	+ 5.3%
New Listings	14	19	+ 35.7%	55	65	+ 18.2%

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

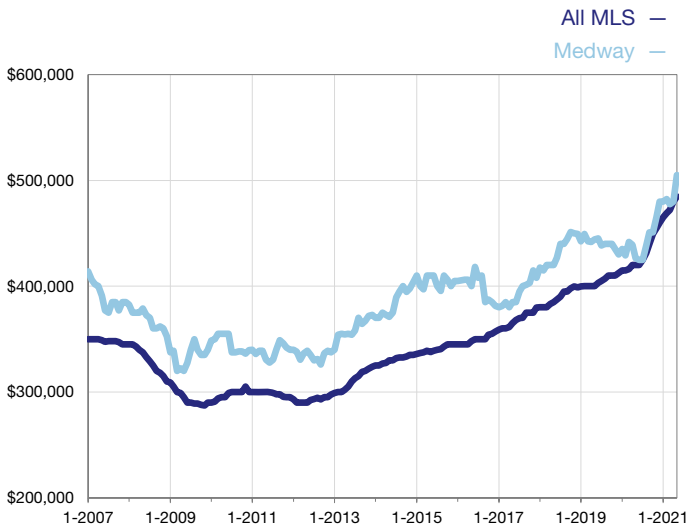
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	13	23	+ 76.9%
Closed Sales	3	3	0.0%	11	14	+ 27.3%
Median Sales Price*	\$280,000	\$325,000	+ 16.1%	\$280,000	\$356,500	+ 27.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	45	17	- 62.2%	79	37	- 53.2%
Percent of Original List Price Received*	103.0%	98.2%	- 4.7%	99.8%	100.0%	+ 0.2%
New Listings	0	4	--	12	28	+ 133.3%

* 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

