

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	26	- 39.5%	309	271	- 12.3%
Closed Sales	31	21	- 32.3%	289	265	- 8.3%
Median Sales Price*	\$680,000	\$775,000	+ 14.0%	\$740,000	\$820,000	+ 10.8%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.6%	26	21	- 19.2%
Percent of Original List Price Received*	99.0%	98.9%	- 0.1%	103.4%	104.8%	+ 1.4%
New Listings	23	23	0.0%	362	320	- 11.6%

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

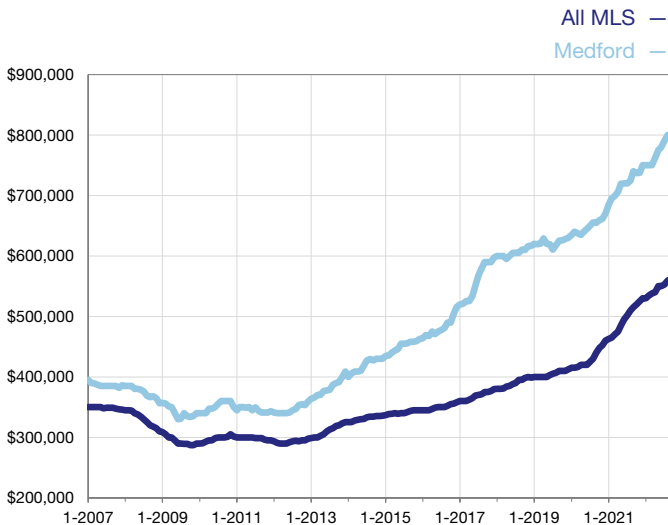
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	18	- 37.9%	284	297	+ 4.6%
Closed Sales	26	16	- 38.5%	287	296	+ 3.1%
Median Sales Price*	\$607,500	\$560,000	- 7.8%	\$600,000	\$629,900	+ 5.0%
Inventory of Homes for Sale	29	49	+ 69.0%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	42	23	- 45.2%
Percent of Original List Price Received*	98.7%	99.0%	+ 0.3%	100.5%	101.7%	+ 1.2%
New Listings	23	27	+ 17.4%	328	364	+ 11.0%

* 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

