

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	6	- 33.3%	130	113	- 13.1%
Closed Sales	9	4	- 55.6%	125	116	- 7.2%
Median Sales Price*	\$675,000	\$560,000	- 17.0%	\$555,000	\$622,500	+ 12.2%
Inventory of Homes for Sale	7	25	+ 257.1%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	12	41	+ 241.7%	22	24	+ 9.1%
Percent of Original List Price Received*	106.4%	97.8%	- 8.1%	106.6%	104.7%	- 1.8%
New Listings	4	11	+ 175.0%	150	152	+ 1.3%

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

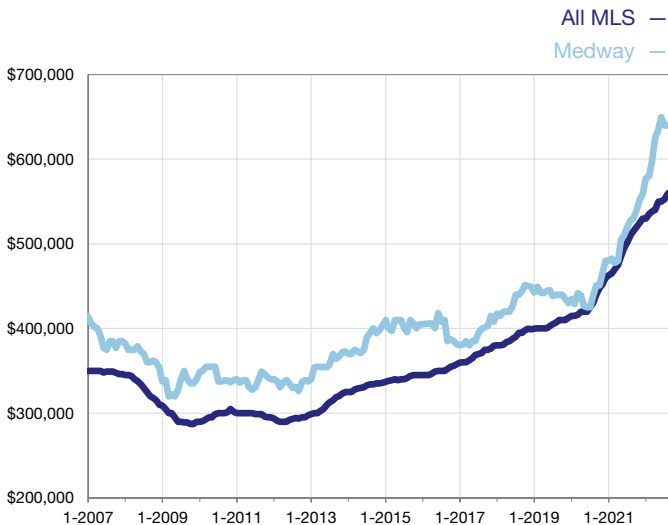
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	46	27	- 41.3%
Closed Sales	6	5	- 16.7%	34	33	- 2.9%
Median Sales Price*	\$431,000	\$330,000	- 23.4%	\$365,000	\$540,000	+ 47.9%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	17	13	- 23.5%	27	45	+ 66.7%
Percent of Original List Price Received*	101.1%	100.1%	- 1.0%	101.1%	103.8%	+ 2.7%
New Listings	3	4	+ 33.3%	58	34	- 41.4%

* 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

