

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medway

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	10	17	+ 70.0%
Closed Sales	4	6	+ 50.0%	16	10	- 37.5%
Median Sales Price*	\$645,000	<b>\$614,500</b>	- 4.7%	\$638,750	<b>\$623,000</b>	- 2.5%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	29	117	+ 303.4%	30	101	+ 236.7%
Percent of Original List Price Received*	106.0%	<b>86.7%</b>	- 18.2%	103.8%	<b>88.3%</b>	- 14.9%
New Listings	6	5	- 16.7%	13	11	- 15.4%

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

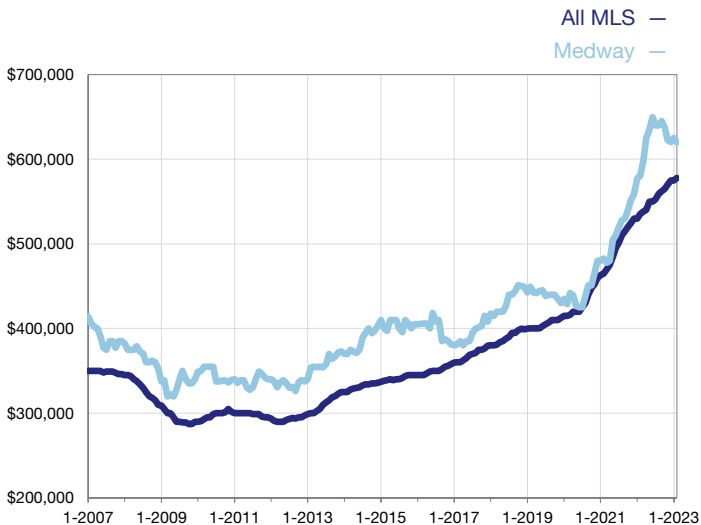
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	5	4	- 20.0%
Closed Sales	3	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$315,000	<b>\$0</b>	- 100.0%	\$315,000	<b>\$741,915</b>	+ 135.5%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.1	3.6	+ 227.3%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	28	131	+ 367.9%
Percent of Original List Price Received*	101.2%	<b>0.0%</b>	- 100.0%	103.1%	<b>110.1%</b>	+ 6.8%
New Listings	1	5	+ 400.0%	3	6	+ 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

