

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	21	- 32.3%	79	68	- 13.9%
Closed Sales	25	15	- 40.0%	74	57	- 23.0%
Median Sales Price*	\$850,000	<b>\$949,974</b>	+ 11.8%	\$818,500	<b>\$725,000</b>	- 11.4%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	22	34	+ 54.5%
Percent of Original List Price Received*	109.0%	<b>106.9%</b>	- 1.9%	106.4%	<b>101.8%</b>	- 4.3%
New Listings	34	22	- 35.3%	98	68	- 30.6%

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

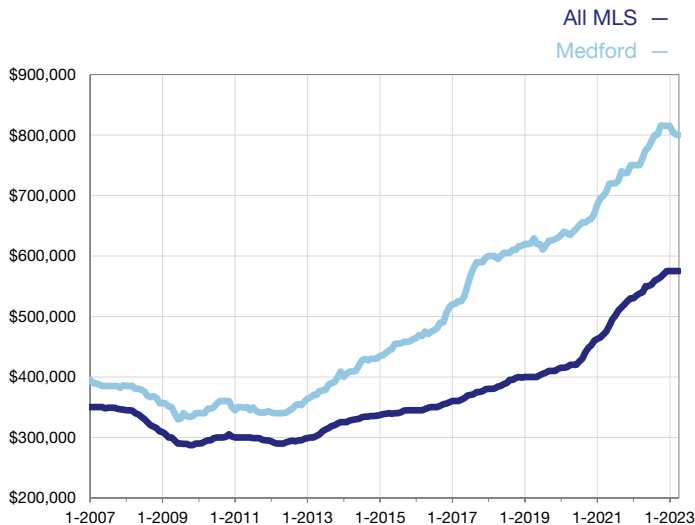
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	33	- 25.0%	143	98	- 31.5%
Closed Sales	19	33	+ 73.7%	87	80	- 8.0%
Median Sales Price*	\$715,000	<b>\$638,900</b>	- 10.6%	\$629,900	<b>\$634,450</b>	+ 0.7%
Inventory of Homes for Sale	41	25	- 39.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	26	47	+ 80.8%
Percent of Original List Price Received*	106.4%	<b>99.5%</b>	- 6.5%	102.3%	<b>97.8%</b>	- 4.4%
New Listings	41	29	- 29.3%	164	104	- 36.6%

\* 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

