

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	15	+ 150.0%	28	38	+ 35.7%
Closed Sales	9	6	- 33.3%	34	19	- 44.1%
Median Sales Price*	\$665,000	\$625,000	- 6.0%	\$640,000	\$621,000	- 3.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	15	79	+ 426.7%	24	90	+ 275.0%
Percent of Original List Price Received*	110.8%	101.1%	- 8.8%	106.5%	93.7%	- 12.0%
New Listings	12	8	- 33.3%	38	32	- 15.8%

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

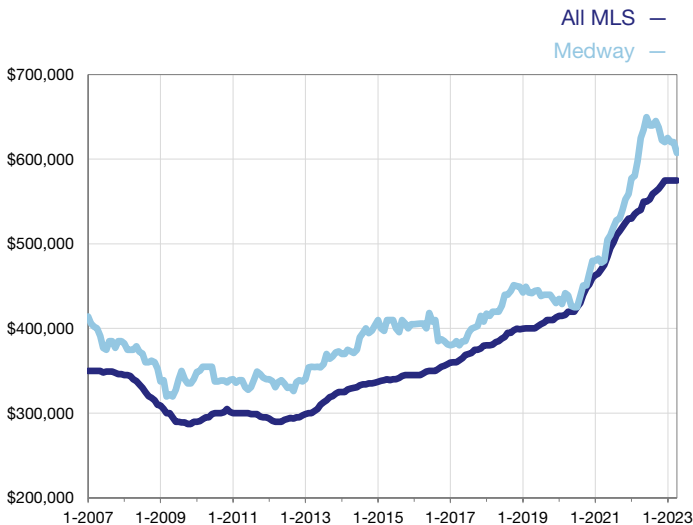
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	11	11	0.0%
Closed Sales	1	1	0.0%	9	7	- 22.2%
Median Sales Price*	\$331,000	\$719,900	+ 117.5%	\$331,000	\$739,298	+ 123.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	7	2	- 71.4%	24	85	+ 254.2%
Percent of Original List Price Received*	105.1%	100.0%	- 4.9%	104.1%	105.5%	+ 1.3%
New Listings	3	3	0.0%	8	13	+ 62.5%

* 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

