

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	32	- 5.9%	144	131	- 9.0%
Closed Sales	31	33	+ 6.5%	131	107	- 18.3%
Median Sales Price*	\$860,000	\$800,000	- 7.0%	\$845,000	\$769,000	- 9.0%
Inventory of Homes for Sale	32	12	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 21.1%	19	28	+ 47.4%
Percent of Original List Price Received*	108.9%	107.6%	- 1.2%	108.3%	104.0%	- 4.0%
New Listings	45	23	- 48.9%	175	129	- 26.3%

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

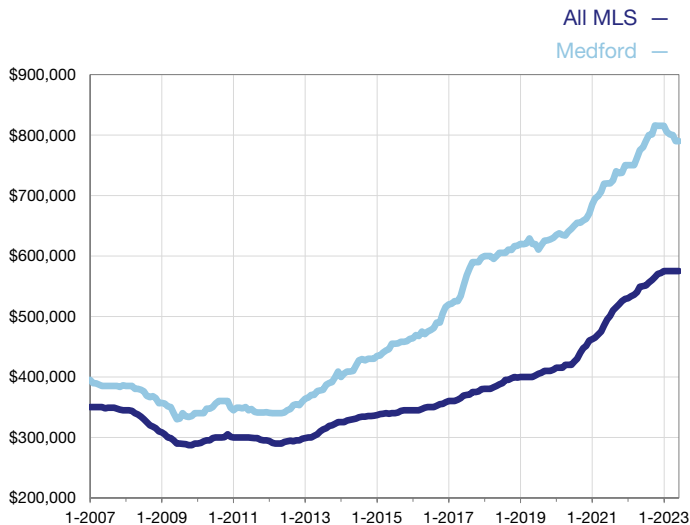
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	28	- 3.4%	208	148	- 28.8%
Closed Sales	60	23	- 61.7%	180	125	- 30.6%
Median Sales Price*	\$629,900	\$690,000	+ 9.5%	\$629,900	\$635,000	+ 0.8%
Inventory of Homes for Sale	34	35	+ 2.9%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	21	38	+ 81.0%
Percent of Original List Price Received*	100.7%	103.3%	+ 2.6%	102.2%	99.6%	- 2.5%
New Listings	33	23	- 30.3%	227	163	- 28.2%

* 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

