

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	54	61	+ 13.0%
Closed Sales	12	18	+ 50.0%	54	48	- 11.1%
Median Sales Price*	\$755,000	\$687,500	- 8.9%	\$665,000	\$652,500	- 1.9%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	22	55	+ 150.0%
Percent of Original List Price Received*	107.1%	102.1%	- 4.7%	106.8%	98.1%	- 8.1%
New Listings	25	18	- 28.0%	81	68	- 16.0%

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

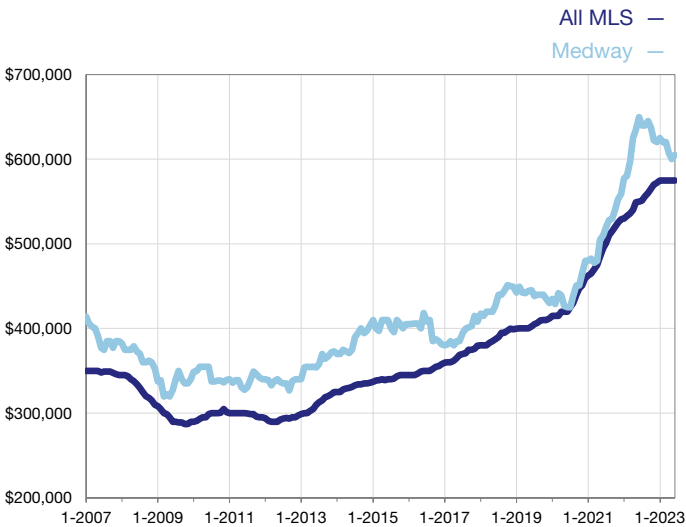
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	6	--	11	20	+ 81.8%
Closed Sales	2	5	+ 150.0%	14	16	+ 14.3%
Median Sales Price*	\$492,500	\$560,000	+ 13.7%	\$478,918	\$622,500	+ 30.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	112	30	- 73.2%	39	59	+ 51.3%
Percent of Original List Price Received*	103.1%	100.7%	- 2.3%	104.9%	103.7%	- 1.1%
New Listings	1	7	+ 600.0%	9	23	+ 155.6%

* 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

