

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	18	- 35.7%	172	143	- 16.9%
Closed Sales	31	28	- 9.7%	162	136	- 16.0%
Median Sales Price*	\$860,000	\$797,000	- 7.3%	\$848,000	\$774,950	- 8.6%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	19	27	+ 42.1%
Percent of Original List Price Received*	106.8%	100.8%	- 5.6%	108.0%	103.4%	- 4.3%
New Listings	28	23	- 17.9%	203	149	- 26.6%

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

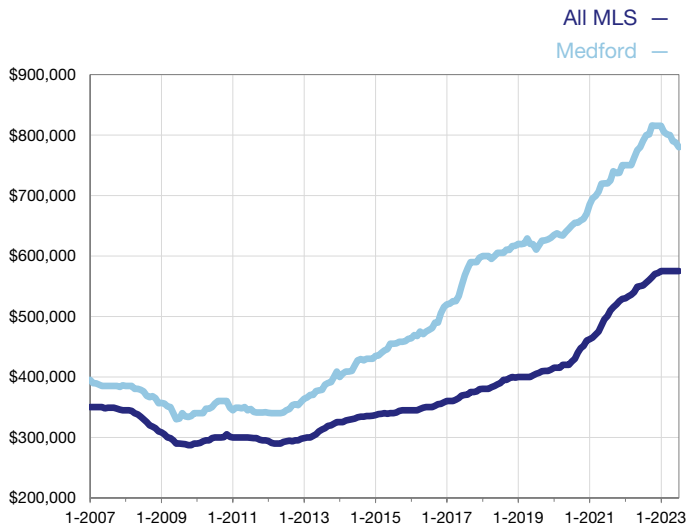
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	19	+ 26.7%	223	169	- 24.2%
Closed Sales	25	23	- 8.0%	205	149	- 27.3%
Median Sales Price*	\$612,900	\$705,000	+ 15.0%	\$629,900	\$639,900	+ 1.6%
Inventory of Homes for Sale	33	32	- 3.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	21	35	+ 66.7%
Percent of Original List Price Received*	102.7%	100.9%	- 1.8%	102.3%	99.8%	- 2.4%
New Listings	18	23	+ 27.8%	245	188	- 23.3%

\* 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

