

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	70	74	+ 5.7%
Closed Sales	15	11	- 26.7%	69	60	- 13.0%
Median Sales Price*	\$585,000	\$775,000	+ 32.5%	\$662,000	\$679,500	+ 2.6%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 36.8%	21	49	+ 133.3%
Percent of Original List Price Received*	106.5%	106.0%	- 0.5%	106.7%	99.5%	- 6.7%
New Listings	18	10	- 44.4%	99	78	- 21.2%

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

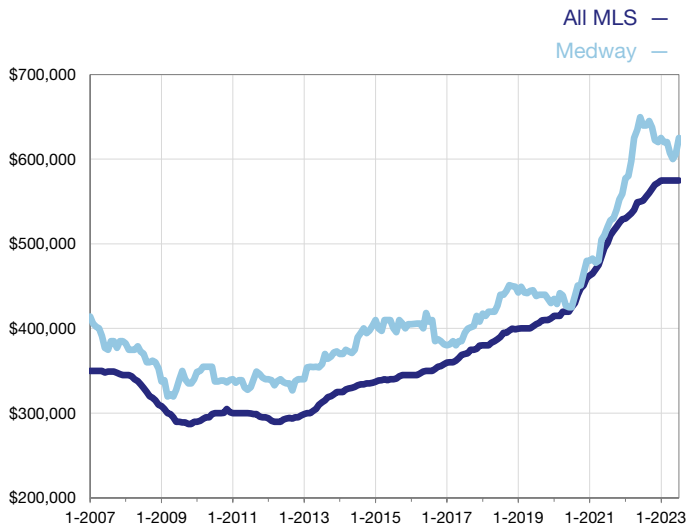
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	12	23	+ 91.7%
Closed Sales	4	5	+ 25.0%	18	21	+ 16.7%
Median Sales Price*	\$677,198	\$625,000	- 7.7%	\$545,750	\$625,000	+ 14.5%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	37	66	+ 78.4%	38	61	+ 60.5%
Percent of Original List Price Received*	106.8%	103.1%	- 3.5%	105.3%	103.6%	- 1.6%
New Listings	2	4	+ 100.0%	11	27	+ 145.5%

* 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

