

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	15	0.0%	85	87	+ 2.4%
Closed Sales	18	18	0.0%	87	78	- 10.3%
Median Sales Price*	\$662,250	\$797,500	+ 20.4%	\$662,000	\$694,500	+ 4.9%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	22	67	+ 204.5%	21	53	+ 152.4%
Percent of Original List Price Received*	102.2%	101.6%	- 0.6%	105.8%	100.0%	- 5.5%
New Listings	16	19	+ 18.8%	115	97	- 15.7%

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

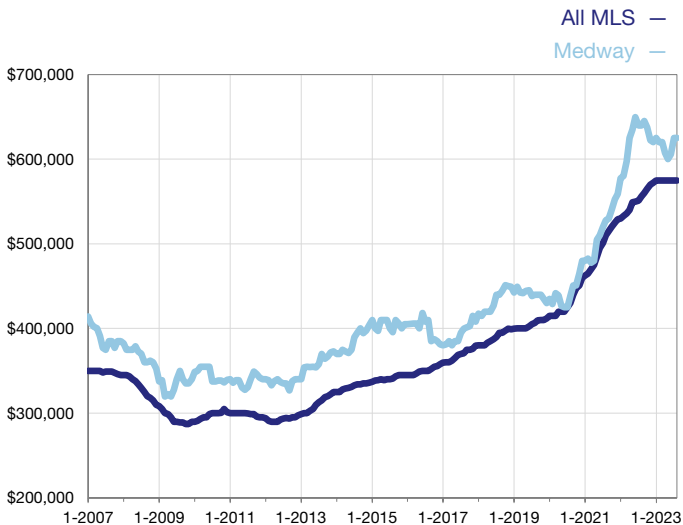
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	13	28	+ 115.4%
Closed Sales	2	4	+ 100.0%	20	25	+ 25.0%
Median Sales Price*	\$612,500	\$679,900	+ 11.0%	\$558,250	\$679,900	+ 21.8%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	3.1	1.5	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	111	30	- 73.0%	45	56	+ 24.4%
Percent of Original List Price Received*	101.6%	100.0%	- 1.6%	104.9%	103.0%	- 1.8%
New Listings	7	4	- 42.9%	18	31	+ 72.2%

* 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

