

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	22	+ 22.2%	219	188	- 14.2%
Closed Sales	30	17	- 43.3%	226	177	- 21.7%
Median Sales Price*	\$787,000	\$799,000	+ 1.5%	\$843,000	\$780,000	- 7.5%
Inventory of Homes for Sale	40	15	- 62.5%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	21	26	+ 23.8%
Percent of Original List Price Received*	100.2%	101.8%	+ 1.6%	105.9%	103.2%	- 2.5%
New Listings	35	23	- 34.3%	263	192	- 27.0%

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

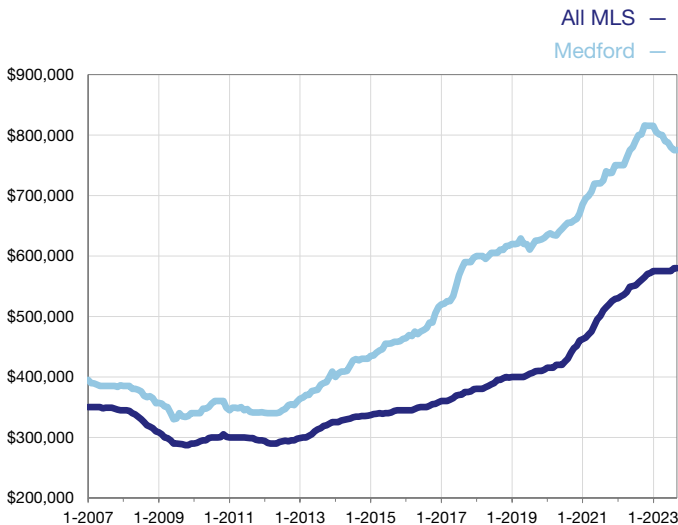
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	26	+ 36.8%	262	208	- 20.6%
Closed Sales	19	33	+ 73.7%	245	202	- 17.6%
Median Sales Price*	\$700,000	\$669,900	- 4.3%	\$630,000	\$650,000	+ 3.2%
Inventory of Homes for Sale	43	35	- 18.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	45	13	- 71.1%	23	31	+ 34.8%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	102.0%	100.1%	- 1.9%
New Listings	42	36	- 14.3%	302	235	- 22.2%

* 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

