

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	15	+ 15.4%	98	101	+ 3.1%
Closed Sales	13	13	0.0%	100	91	- 9.0%
Median Sales Price*	\$625,000	\$705,000	+ 12.8%	\$658,500	\$700,000	+ 6.3%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	21	49	+ 133.3%
Percent of Original List Price Received*	105.2%	102.5%	- 2.6%	105.7%	100.4%	- 5.0%
New Listings	11	8	- 27.3%	126	105	- 16.7%

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

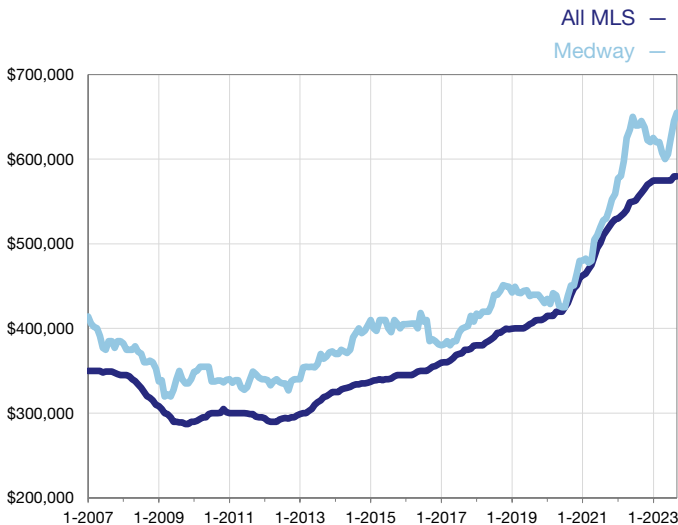
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	19	33	+ 73.7%
Closed Sales	4	4	0.0%	24	29	+ 20.8%
Median Sales Price*	\$420,000	\$652,200	+ 55.3%	\$545,750	\$654,400	+ 19.9%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.9	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	12	70	+ 483.3%	40	58	+ 45.0%
Percent of Original List Price Received*	104.8%	100.8%	- 3.8%	104.9%	102.7%	- 2.1%
New Listings	6	4	- 33.3%	24	35	+ 45.8%

* 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

