

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	21	- 19.2%	245	206	- 15.9%
Closed Sales	18	21	+ 16.7%	244	198	- 18.9%
Median Sales Price*	\$827,450	<b>\$960,000</b>	+ 16.0%	\$840,500	<b>\$799,500</b>	- 4.9%
Inventory of Homes for Sale	38	16	- 57.9%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	21	25	+ 19.0%
Percent of Original List Price Received*	98.5%	<b>103.7%</b>	+ 5.3%	105.3%	<b>103.3%</b>	- 1.9%
New Listings	26	19	- 26.9%	289	211	- 27.0%

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

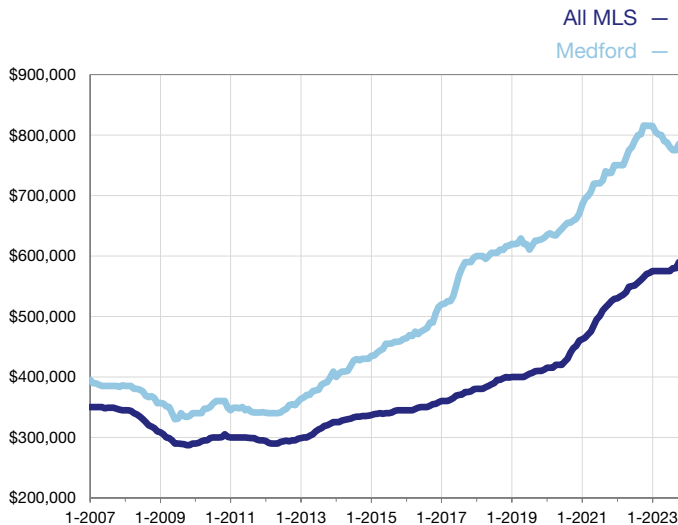
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	25	+ 56.3%	278	231	- 16.9%
Closed Sales	35	11	- 68.6%	280	214	- 23.6%
Median Sales Price*	\$619,900	<b>\$630,000</b>	+ 1.6%	\$629,900	<b>\$650,000</b>	+ 3.2%
Inventory of Homes for Sale	51	34	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	23	31	+ 34.8%
Percent of Original List Price Received*	100.3%	<b>99.3%</b>	- 1.0%	101.8%	<b>100.0%</b>	- 1.8%
New Listings	25	25	0.0%	327	261	- 20.2%

\* 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

