

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	107	108	+ 0.9%
Closed Sales	12	13	+ 8.3%	112	104	- 7.1%
Median Sales Price*	\$530,500	\$675,000	+ 27.2%	\$631,250	\$689,500	+ 9.2%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	36	47	+ 30.6%	23	48	+ 108.7%
Percent of Original List Price Received*	98.9%	102.0%	+ 3.1%	105.0%	100.6%	- 4.2%
New Listings	12	8	- 33.3%	138	113	- 18.1%

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

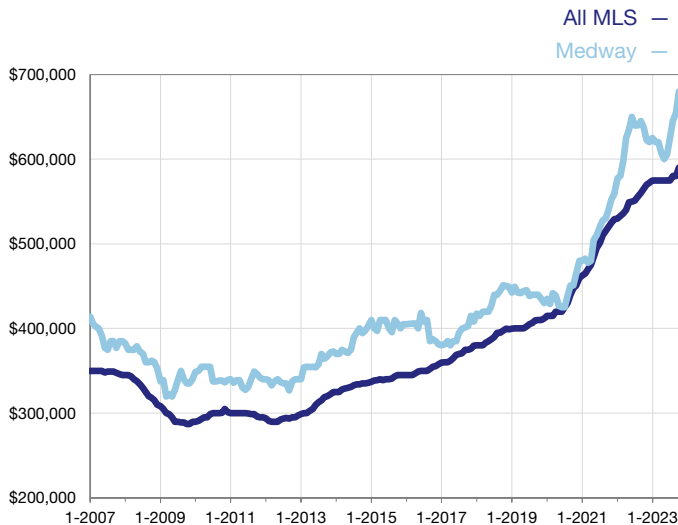
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	24	35	+ 45.8%
Closed Sales	4	4	0.0%	28	33	+ 17.9%
Median Sales Price*	\$609,374	\$616,250	+ 1.1%	\$547,674	\$654,400	+ 19.5%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.3	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	117	53	- 54.7%	51	57	+ 11.8%
Percent of Original List Price Received*	101.9%	100.2%	- 1.7%	104.5%	102.4%	- 2.0%
New Listings	4	0	- 100.0%	28	35	+ 25.0%

* 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

