

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	16	- 36.0%	270	221	- 18.1%
Closed Sales	22	17	- 22.7%	266	215	- 19.2%
Median Sales Price*	\$775,000	<b>\$735,000</b>	- 5.2%	\$820,000	<b>\$799,000</b>	- 2.6%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	21	25	+ 19.0%
Percent of Original List Price Received*	98.4%	<b>99.0%</b>	+ 0.6%	104.8%	<b>102.9%</b>	- 1.8%
New Listings	22	16	- 27.3%	311	225	- 27.7%

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

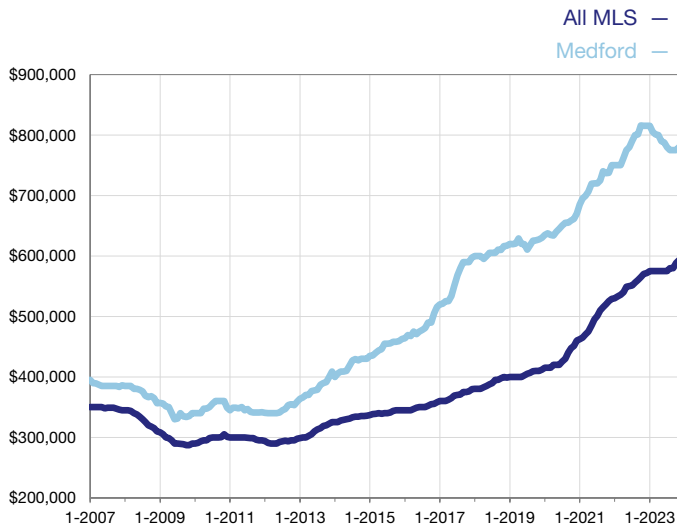
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	296	250	- 15.5%
Closed Sales	16	17	+ 6.3%	296	231	- 22.0%
Median Sales Price*	\$560,000	<b>\$639,000</b>	+ 14.1%	\$629,900	<b>\$650,000</b>	+ 3.2%
Inventory of Homes for Sale	56	25	- 55.4%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	23	31	+ 34.8%
Percent of Original List Price Received*	99.0%	<b>101.2%</b>	+ 2.2%	101.7%	<b>100.1%</b>	- 1.6%
New Listings	27	16	- 40.7%	354	277	- 21.8%

\* 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

