

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medway

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	110	112	+ 1.8%
Closed Sales	4	8	+ 100.0%	116	112	- 3.4%
Median Sales Price*	\$560,000	<b>\$814,950</b>	+ 45.5%	\$622,500	<b>\$702,500</b>	+ 12.9%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	41	35	- 14.6%	24	47	+ 95.8%
Percent of Original List Price Received*	97.8%	97.4%	- 0.4%	104.7%	100.3%	- 4.2%
New Listings	10	11	+ 10.0%	148	124	- 16.2%

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

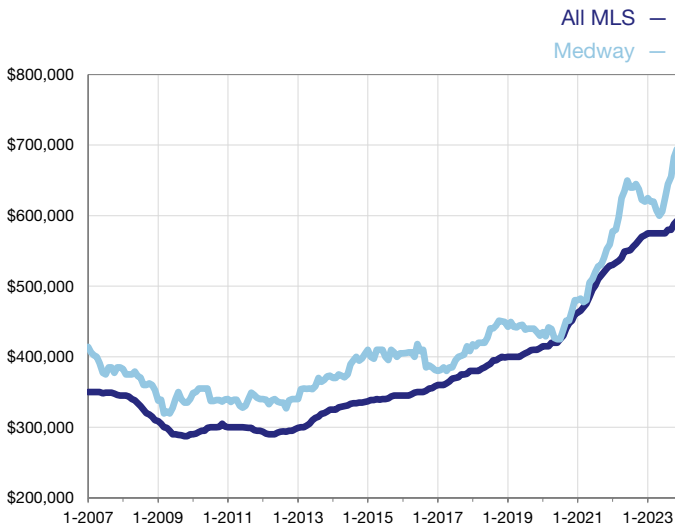
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	25	37	+ 48.0%
Closed Sales	5	1	- 80.0%	33	34	+ 3.0%
Median Sales Price*	\$330,000	<b>\$288,000</b>	- 12.7%	\$540,000	<b>\$652,200</b>	+ 20.8%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	3.7	0.3	- 91.9%	--	--	--
Cumulative Days on Market Until Sale	13	197	+ 1,415.4%	45	61	+ 35.6%
Percent of Original List Price Received*	100.1%	96.3%	- 3.8%	103.8%	102.2%	- 1.5%
New Listings	3	2	- 33.3%	31	37	+ 19.4%

\* 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

