

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	118	120	+ 1.7%
Closed Sales	9	3	- 66.7%	125	115	- 8.0%
Median Sales Price*	\$549,000	\$547,900	- 0.2%	\$620,000	\$690,000	+ 11.3%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	35	18	- 48.6%	24	47	+ 95.8%
Percent of Original List Price Received*	97.7%	109.0%	+ 11.6%	104.2%	100.6%	- 3.5%
New Listings	8	4	- 50.0%	156	128	- 17.9%

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

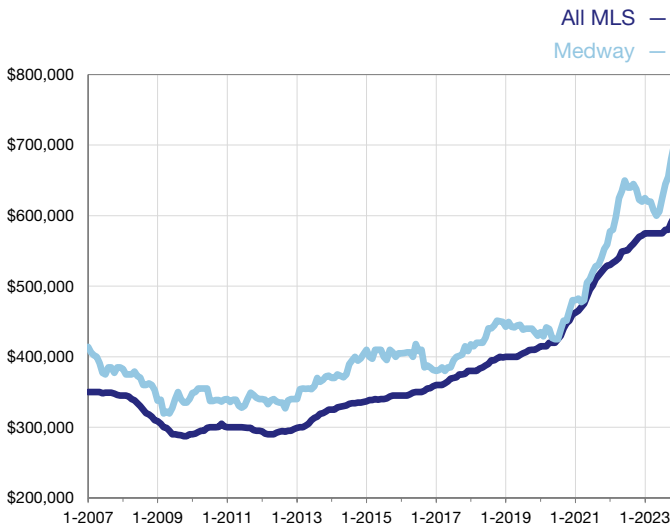
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	26	38	+ 46.2%
Closed Sales	4	2	- 50.0%	37	36	- 2.7%
Median Sales Price*	\$704,900	\$419,546	- 40.5%	\$543,847	\$652,200	+ 19.9%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.1	0.6	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	25	19	- 24.0%	43	59	+ 37.2%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	103.4%	102.1%	- 1.3%
New Listings	1	2	+ 100.0%	32	39	+ 21.9%

* 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

