

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

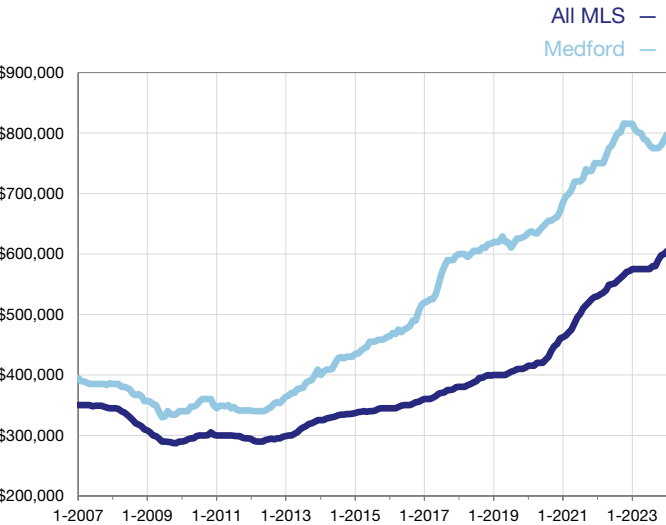
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	4	- 81.0%	21	4	- 81.0%
Closed Sales	14	16	+ 14.3%	14	16	+ 14.3%
Median Sales Price*	\$677,500	\$890,000	+ 31.4%	\$677,500	\$890,000	+ 31.4%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	0.5	0.2	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	48	26	- 45.8%	48	26	- 45.8%
Percent of Original List Price Received*	99.4%	102.0%	+ 2.6%	99.4%	102.0%	+ 2.6%
New Listings	10	6	- 40.0%	10	6	- 40.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	22	+ 37.5%	16	22	+ 37.5%
Closed Sales	22	15	- 31.8%	22	15	- 31.8%
Median Sales Price*	\$665,000	\$1,005,000	+ 51.1%	\$665,000	\$1,005,000	+ 51.1%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	49	54	+ 10.2%	49	54	+ 10.2%
Percent of Original List Price Received*	96.7%	97.1%	+ 0.4%	96.7%	97.1%	+ 0.4%
New Listings	12	25	+ 108.3%	12	25	+ 108.3%

* 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

