

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

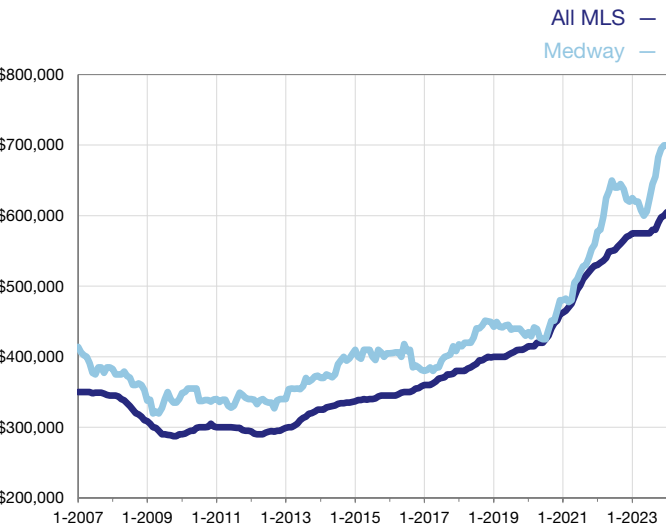
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$665,500	\$685,000	+ 2.9%	\$665,500	\$685,000	+ 2.9%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	78	37	- 52.6%	78	37	- 52.6%
Percent of Original List Price Received*	90.7%	97.4%	+ 7.4%	90.7%	97.4%	+ 7.4%
New Listings	5	5	0.0%	5	5	0.0%

* 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	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$741,915	\$674,650	- 9.1%	\$741,915	\$674,650	- 9.1%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	3.2	0.6	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	131	45	- 65.6%	131	45	- 65.6%
Percent of Original List Price Received*	110.1%	100.2%	- 9.0%	110.1%	100.2%	- 9.0%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

