

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

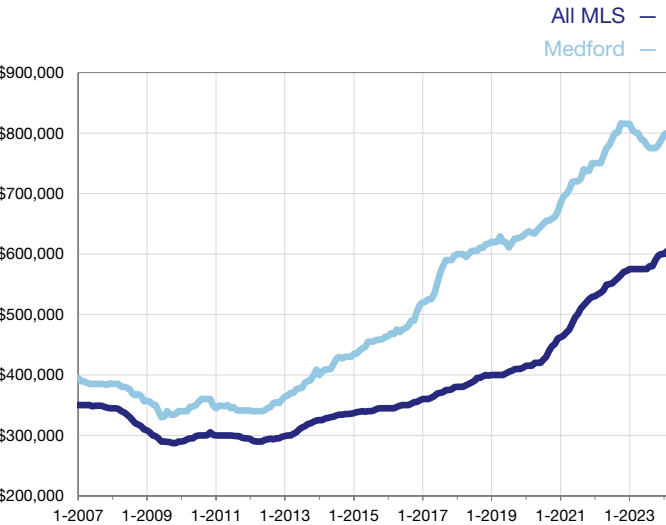
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	31	15	- 51.6%
Closed Sales	18	7	- 61.1%	32	23	- 28.1%
Median Sales Price*	\$710,000	\$950,000	+ 33.8%	\$683,000	\$915,000	+ 34.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	39	80	+ 105.1%	43	42	- 2.3%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	98.8%	101.5%	+ 2.7%
New Listings	14	16	+ 14.3%	24	21	- 12.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	25	+ 31.6%	35	41	+ 17.1%
Closed Sales	7	14	+ 100.0%	29	29	0.0%
Median Sales Price*	\$600,000	\$684,750	+ 14.1%	\$623,500	\$800,000	+ 28.3%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	76	40	- 47.4%	55	47	- 14.5%
Percent of Original List Price Received*	92.8%	99.3%	+ 7.0%	95.8%	98.2%	+ 2.5%
New Listings	18	21	+ 16.7%	30	45	+ 50.0%

\* 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

