

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	5	- 37.5%	14	12	- 14.3%
Closed Sales	6	6	0.0%	10	9	- 10.0%
Median Sales Price*	\$614,500	\$755,000	+ 22.9%	\$623,000	\$700,000	+ 12.4%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	117	45	- 61.5%	101	42	- 58.4%
Percent of Original List Price Received*	86.7%	99.2%	+ 14.4%	88.3%	98.6%	+ 11.7%
New Listings	4	6	+ 50.0%	9	11	+ 22.2%

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

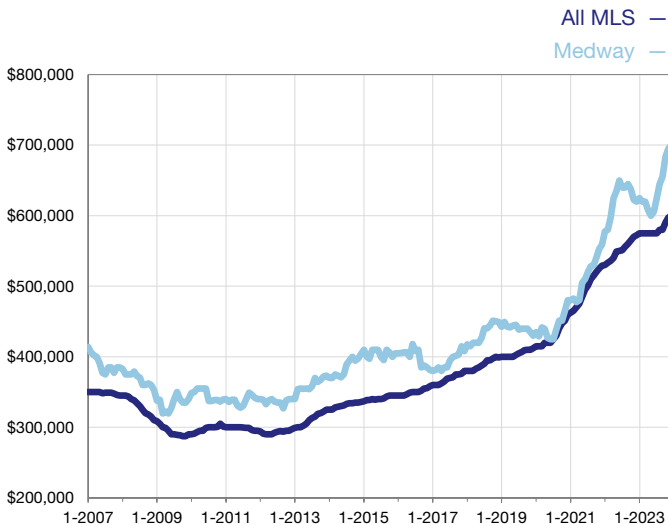
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	4	5	+ 25.0%
Closed Sales	0	4	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$295,000	--	\$741,915	\$450,000	- 39.3%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	131	28	- 78.6%
Percent of Original List Price Received*	0.0%	105.6%	--	110.1%	103.3%	- 6.2%
New Listings	5	2	- 60.0%	6	6	0.0%

* 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

