

Medford

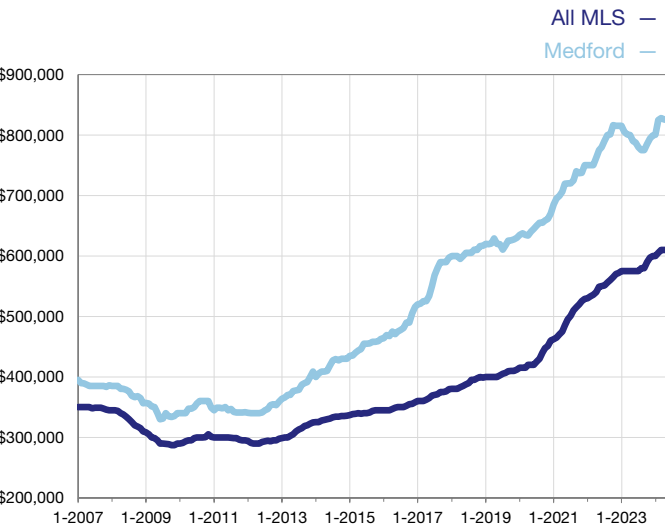
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	33	27	- 18.2%	97	78	- 19.6%
Closed Sales	15	16	+ 6.7%	74	63	- 14.9%
Median Sales Price*	\$826,500	\$943,500	+ 14.2%	\$749,444	\$937,000	+ 25.0%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	10	- 44.4%	30	23	- 23.3%
Percent of Original List Price Received*	106.1%	114.0%	+ 7.4%	102.4%	107.2%	+ 4.7%
New Listings	37	35	- 5.4%	104	99	- 4.8%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	27	24	- 11.1%	122	105	- 13.9%
Closed Sales	22	25	+ 13.6%	102	120	+ 17.6%
Median Sales Price*	\$625,000	\$705,000	+ 12.8%	\$632,500	\$745,000	+ 17.8%
Inventory of Homes for Sale	44	26	- 40.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	42	34	- 19.0%
Percent of Original List Price Received*	102.5%	100.0%	- 2.4%	98.8%	99.9%	+ 1.1%
New Listings	43	27	- 37.2%	142	119	- 16.2%

* 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

