

# Medford

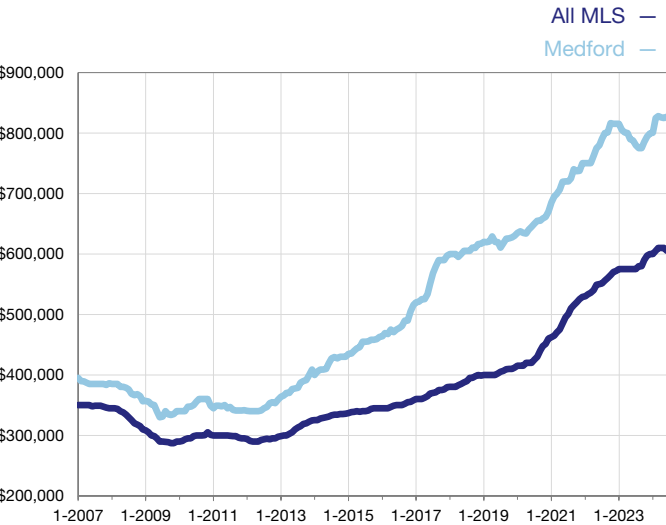
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	25	- 10.7%	123	102	- 17.1%
Closed Sales	34	26	- 23.5%	108	89	- 17.6%
Median Sales Price*	\$800,000	\$895,000	+ 11.9%	\$767,000	\$925,000	+ 20.6%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	23	13	- 43.5%	28	20	- 28.6%
Percent of Original List Price Received*	107.5%	107.8%	+ 0.3%	104.0%	107.4%	+ 3.3%
New Listings	23	29	+ 26.1%	125	126	+ 0.8%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	19	- 32.1%	152	121	- 20.4%
Closed Sales	24	22	- 8.3%	126	143	+ 13.5%
Median Sales Price*	\$706,250	\$727,500	+ 3.0%	\$636,950	\$735,000	+ 15.4%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	38	32	- 15.8%
Percent of Original List Price Received*	103.1%	100.7%	- 2.3%	99.6%	100.1%	+ 0.5%
New Listings	23	17	- 26.1%	167	135	- 19.2%

\* 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

