

# Medford

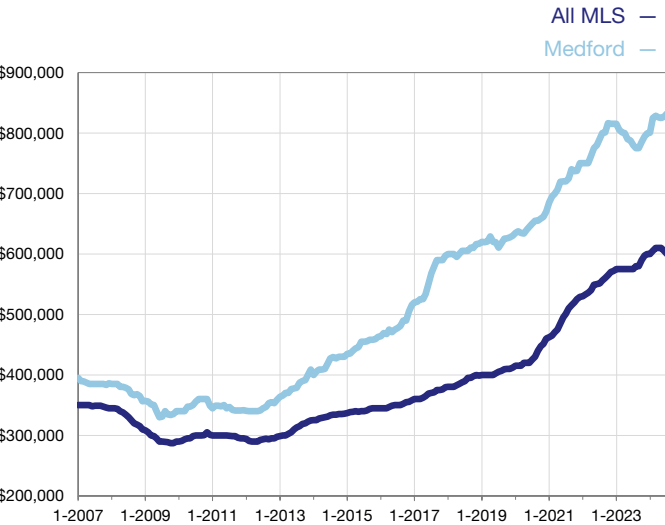
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	22	+ 37.5%	139	122	- 12.2%
Closed Sales	29	22	- 24.1%	137	111	- 19.0%
Median Sales Price*	\$794,000	\$842,500	+ 6.1%	\$770,000	\$915,000	+ 18.8%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	24	16	- 33.3%	27	19	- 29.6%
Percent of Original List Price Received*	100.7%	105.3%	+ 4.6%	103.3%	106.9%	+ 3.5%
New Listings	22	19	- 13.6%	147	142	- 3.4%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	14	- 6.7%	167	134	- 19.8%
Closed Sales	23	16	- 30.4%	149	159	+ 6.7%
Median Sales Price*	\$705,000	\$616,250	- 12.6%	\$639,900	\$725,000	+ 13.3%
Inventory of Homes for Sale	40	30	- 25.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 11.1%	35	31	- 11.4%
Percent of Original List Price Received*	100.9%	102.9%	+ 2.0%	99.8%	100.4%	+ 0.6%
New Listings	26	22	- 15.4%	193	157	- 18.7%

\* 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

