

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

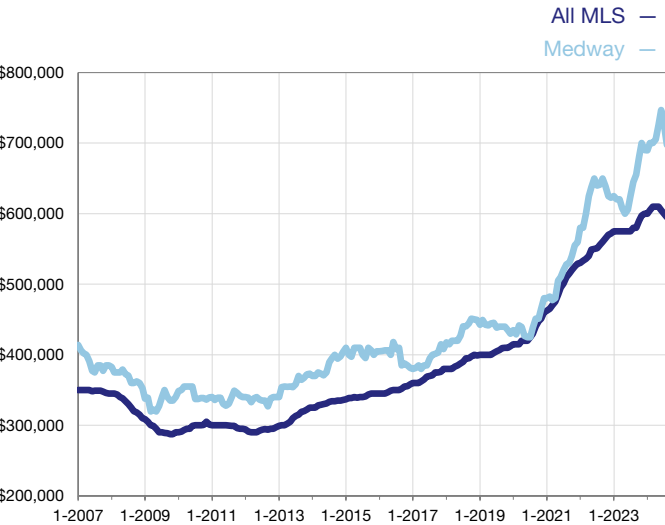
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	86	78	- 9.3%
Closed Sales	18	9	- 50.0%	78	74	- 5.1%
Median Sales Price*	\$797,500	\$883,000	+ 10.7%	\$694,500	\$802,500	+ 15.6%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	67	25	- 62.7%	53	25	- 52.8%
Percent of Original List Price Received*	101.6%	102.6%	+ 1.0%	100.0%	104.4%	+ 4.4%
New Listings	19	4	- 78.9%	97	86	- 11.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	28	19	- 32.1%
Closed Sales	4	2	- 50.0%	25	19	- 24.0%
Median Sales Price*	\$679,900	\$607,500	- 10.6%	\$679,900	\$605,000	- 11.0%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	30	14	- 53.3%	56	27	- 51.8%
Percent of Original List Price Received*	100.0%	104.7%	+ 4.7%	103.0%	103.1%	+ 0.1%
New Listings	4	2	- 50.0%	31	21	- 32.3%

* 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

