

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

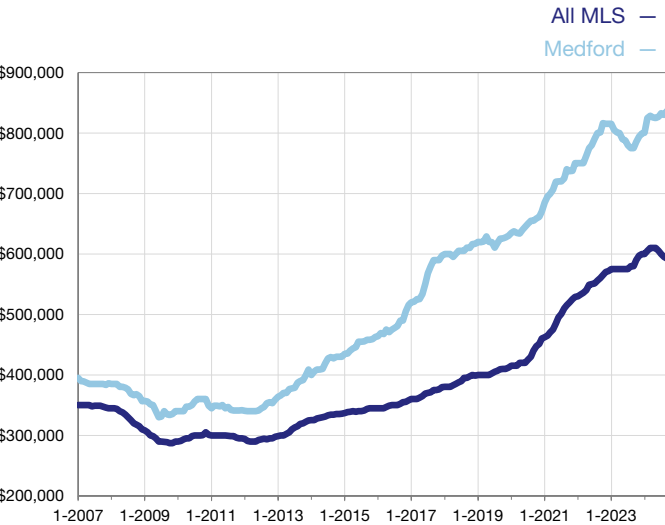
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	23	+ 21.1%	182	160	- 12.1%
Closed Sales	17	16	- 5.9%	175	154	- 12.0%
Median Sales Price*	\$799,000	\$840,000	+ 5.1%	\$780,000	\$900,000	+ 15.4%
Inventory of Homes for Sale	19	33	+ 73.7%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	26	22	- 15.4%
Percent of Original List Price Received*	101.8%	106.0%	+ 4.1%	103.2%	106.2%	+ 2.9%
New Listings	23	43	+ 87.0%	190	202	+ 6.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	17	- 26.1%	206	168	- 18.4%
Closed Sales	34	17	- 50.0%	205	187	- 8.8%
Median Sales Price*	\$674,900	\$590,000	- 12.6%	\$650,641	\$705,000	+ 8.4%
Inventory of Homes for Sale	45	30	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	15	28	+ 86.7%	31	30	- 3.2%
Percent of Original List Price Received*	100.4%	99.2%	- 1.2%	100.1%	100.2%	+ 0.1%
New Listings	37	30	- 18.9%	240	201	- 16.3%

\* 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

