

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

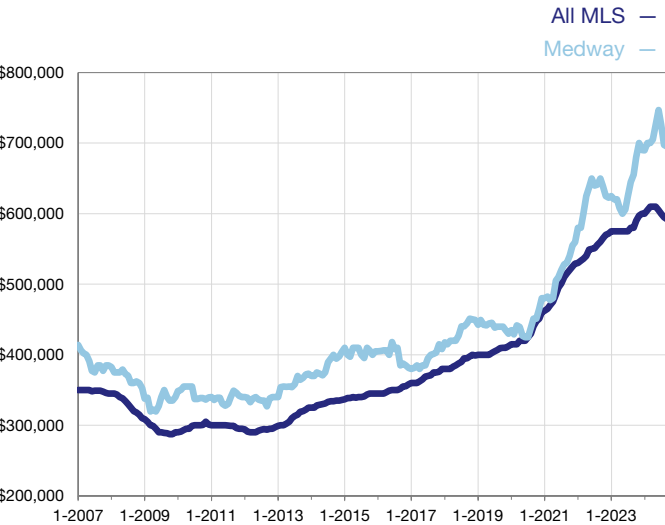
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	9	- 35.7%	100	86	- 14.0%
Closed Sales	13	11	- 15.4%	91	85	- 6.6%
Median Sales Price*	\$705,000	\$662,000	- 6.1%	\$700,000	\$787,000	+ 12.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	34	+ 70.0%	49	26	- 46.9%
Percent of Original List Price Received*	102.5%	101.8%	- 0.7%	100.4%	104.1%	+ 3.7%
New Listings	8	12	+ 50.0%	105	98	- 6.7%

* 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	5	2	- 60.0%	33	21	- 36.4%
Closed Sales	4	2	- 50.0%	29	21	- 27.6%
Median Sales Price*	\$652,200	\$564,950	- 13.4%	\$654,400	\$605,000	- 7.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	70	18	- 74.3%	58	26	- 55.2%
Percent of Original List Price Received*	100.8%	100.0%	- 0.8%	102.7%	102.8%	+ 0.1%
New Listings	4	2	- 50.0%	35	23	- 34.3%

* 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

