

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

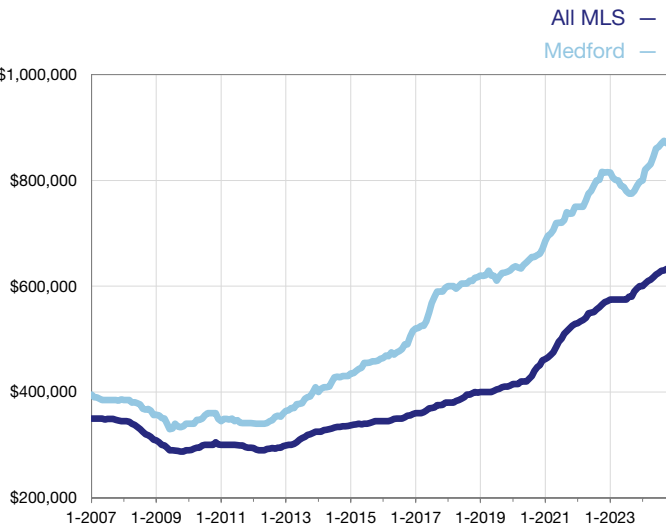
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	22	+ 10.0%	202	181	- 10.4%
Closed Sales	21	21	0.0%	196	175	- 10.7%
Median Sales Price*	\$960,000	\$888,000	- 7.5%	\$797,000	\$900,000	+ 12.9%
Inventory of Homes for Sale	16	30	+ 87.5%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	17	20	+ 17.6%	25	22	- 12.0%
Percent of Original List Price Received*	103.7%	104.1%	+ 0.4%	103.3%	106.0%	+ 2.6%
New Listings	17	23	+ 35.3%	207	223	+ 7.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	19	- 20.8%	230	185	- 19.6%
Closed Sales	11	21	+ 90.9%	216	208	- 3.7%
Median Sales Price*	\$630,000	\$674,000	+ 7.0%	\$650,321	\$699,950	+ 7.6%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.0%	31	31	0.0%
Percent of Original List Price Received*	99.3%	99.8%	+ 0.5%	100.0%	100.2%	+ 0.2%
New Listings	24	24	0.0%	264	226	- 14.4%

* 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

