

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	12	+ 71.4%	107	97	- 9.3%
Closed Sales	13	5	- 61.5%	104	90	- 13.5%
Median Sales Price*	\$675,000	\$689,900	+ 2.2%	\$689,500	\$781,000	+ 13.3%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	47	14	- 70.2%	48	26	- 45.8%
Percent of Original List Price Received*	102.0%	101.1%	- 0.9%	100.6%	103.9%	+ 3.3%
New Listings	8	15	+ 87.5%	113	113	0.0%

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

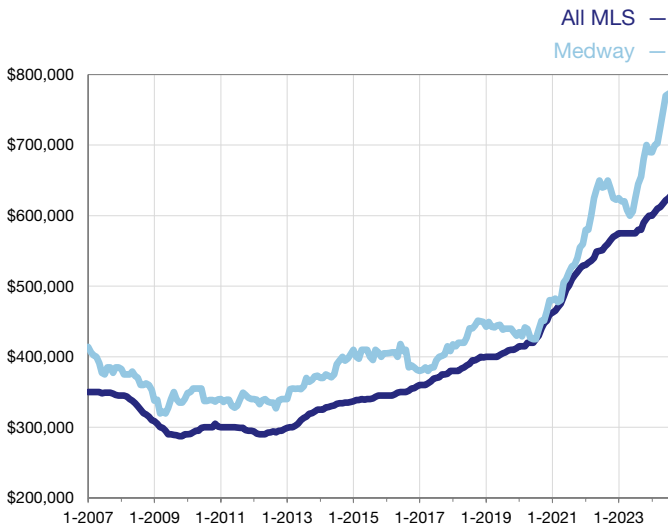
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	35	22	- 37.1%
Closed Sales	4	2	- 50.0%	33	23	- 30.3%
Median Sales Price*	\$616,250	\$426,500	- 30.8%	\$654,400	\$590,000	- 9.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.9	+ 533.3%	--	--	--
Cumulative Days on Market Until Sale	53	10	- 81.1%	57	25	- 56.1%
Percent of Original List Price Received*	100.2%	107.5%	+ 7.3%	102.4%	103.2%	+ 0.8%
New Listings	0	3	--	35	26	- 25.7%

* 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

