

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

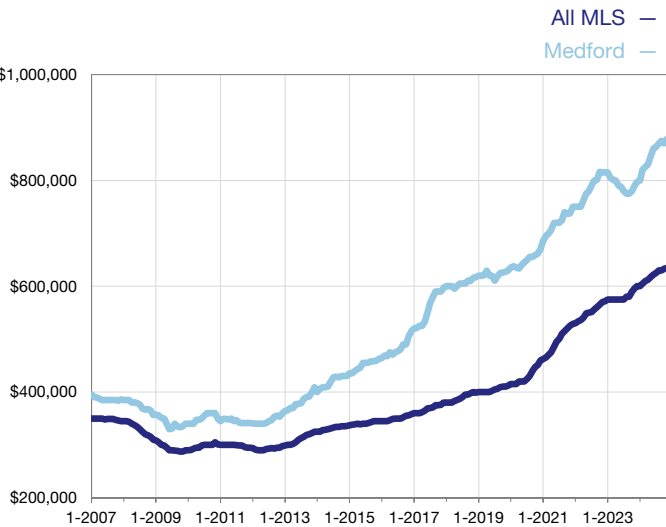
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	24	+ 60.0%	217	203	- 6.5%
Closed Sales	18	17	- 5.6%	214	192	- 10.3%
Median Sales Price*	\$768,000	\$780,000	+ 1.6%	\$797,000	\$887,500	+ 11.4%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	25	21	- 16.0%
Percent of Original List Price Received*	99.0%	101.2%	+ 2.2%	102.9%	105.6%	+ 2.6%
New Listings	15	11	- 26.7%	222	232	+ 4.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	10	- 37.5%	246	193	- 21.5%
Closed Sales	17	10	- 41.2%	233	219	- 6.0%
Median Sales Price*	\$639,000	\$653,000	+ 2.2%	\$650,000	\$699,900	+ 7.7%
Inventory of Homes for Sale	37	25	- 32.4%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	31	31	0.0%
Percent of Original List Price Received*	101.0%	102.0%	+ 1.0%	100.1%	100.3%	+ 0.2%
New Listings	17	7	- 58.8%	281	232	- 17.4%

* 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

