

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

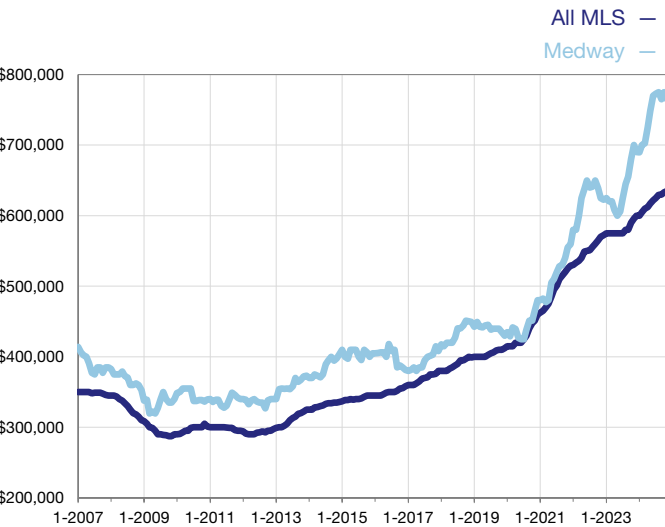
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	111	103	- 7.2%
Closed Sales	8	10	+ 25.0%	112	100	- 10.7%
Median Sales Price*	\$814,950	\$670,000	- 17.8%	\$702,500	\$767,500	+ 9.3%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	17	- 51.4%	47	25	- 46.8%
Percent of Original List Price Received*	97.4%	104.1%	+ 6.9%	100.3%	103.9%	+ 3.6%
New Listings	11	10	- 9.1%	124	124	0.0%

* 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	2	2	0.0%	37	24	- 35.1%
Closed Sales	1	2	+ 100.0%	34	25	- 26.5%
Median Sales Price*	\$288,000	\$626,290	+ 117.5%	\$652,200	\$590,000	- 9.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	197	4	- 98.0%	61	23	- 62.3%
Percent of Original List Price Received*	96.3%	109.5%	+ 13.7%	102.2%	103.7%	+ 1.5%
New Listings	2	1	- 50.0%	37	27	- 27.0%

* 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

