

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

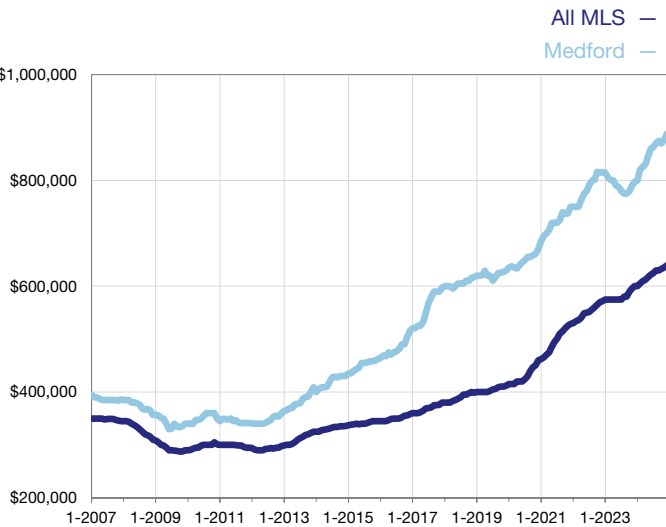
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	7	- 41.7%	229	209	- 8.7%
Closed Sales	12	19	+ 58.3%	226	211	- 6.6%
Median Sales Price*	\$802,500	\$952,000	+ 18.6%	\$797,000	\$888,000	+ 11.4%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	36	48	+ 33.3%	26	24	- 7.7%
Percent of Original List Price Received*	97.8%	95.4%	- 2.5%	102.7%	104.6%	+ 1.9%
New Listings	4	9	+ 125.0%	226	243	+ 7.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	11	- 31.3%	262	204	- 22.1%
Closed Sales	18	11	- 38.9%	251	230	- 8.4%
Median Sales Price*	\$730,000	\$628,500	- 13.9%	\$659,900	\$682,500	+ 3.4%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	75	+ 97.4%	32	34	+ 6.3%
Percent of Original List Price Received*	99.6%	94.0%	- 5.6%	100.1%	100.0%	- 0.1%
New Listings	15	11	- 26.7%	296	242	- 18.2%

* 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

