

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

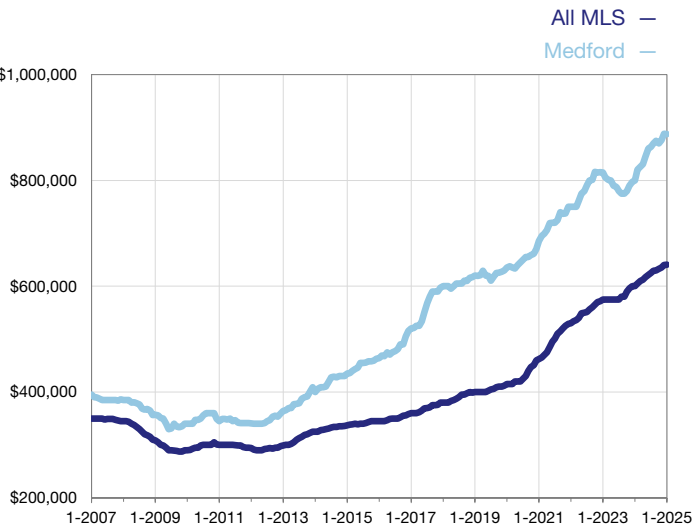
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	16	+ 433.3%	3	16	+ 433.3%
Closed Sales	16	9	- 43.8%	16	9	- 43.8%
Median Sales Price*	\$890,000	\$842,000	- 5.4%	\$890,000	\$842,000	- 5.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	26	29	+ 11.5%
Percent of Original List Price Received*	102.0%	101.7%	- 0.3%	102.0%	101.7%	- 0.3%
New Listings	6	14	+ 133.3%	6	14	+ 133.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	15	- 6.3%	16	15	- 6.3%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*	\$1,005,000	\$645,500	- 35.8%	\$1,005,000	\$645,500	- 35.8%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	54	33	- 38.9%	54	33	- 38.9%
Percent of Original List Price Received*	97.1%	97.4%	+ 0.3%	97.1%	97.4%	+ 0.3%
New Listings	24	18	- 25.0%	24	18	- 25.0%

\* 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

