

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

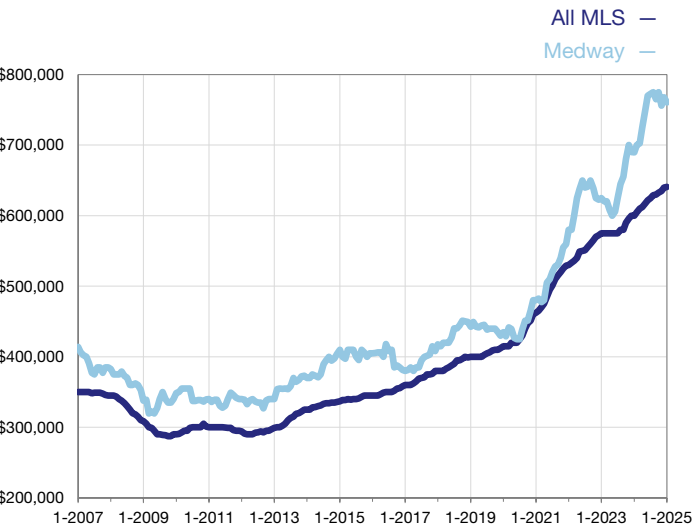
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$685,000	\$505,000	- 26.3%	\$685,000	\$505,000	- 26.3%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	37	23	- 37.8%
Percent of Original List Price Received*	97.4%	97.9%	+ 0.5%	97.4%	97.9%	+ 0.5%
New Listings	5	9	+ 80.0%	5	9	+ 80.0%

* 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	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$674,650	\$386,000	- 42.8%	\$674,650	\$386,000	- 42.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--
Cumulative Days on Market Until Sale	45	53	+ 17.8%	45	53	+ 17.8%
Percent of Original List Price Received*	100.2%	96.7%	- 3.5%	100.2%	96.7%	- 3.5%
New Listings	4	1	- 75.0%	4	1	- 75.0%

* 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

