

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

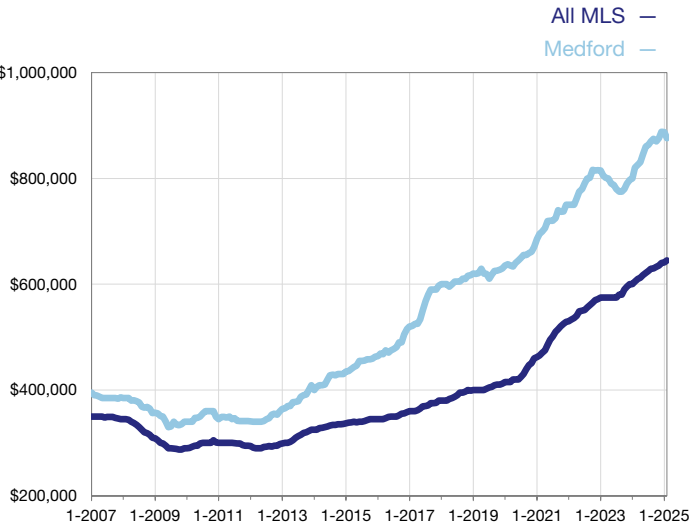
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				11	12	+ 9.1%	14	26	+ 85.7%
Closed Sales				7	13	+ 85.7%	23	22	- 4.3%
Median Sales Price*				\$950,000	\$820,000	- 13.7%	\$915,000	\$820,000	- 10.4%
Inventory of Homes for Sale				13	12	- 7.7%	--	--	--
Months Supply of Inventory				0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale				80	30	- 62.5%	42	30	- 28.6%
Percent of Original List Price Received*				100.2%	101.1%	+ 0.9%	101.5%	101.3%	- 0.2%
New Listings				16	14	- 12.5%	22	28	+ 27.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				25	9	- 64.0%	41	19	- 53.7%
Closed Sales				14	10	- 28.6%	29	24	- 17.2%
Median Sales Price*				\$684,750	\$609,000	- 11.1%	\$800,000	\$629,500	- 21.3%
Inventory of Homes for Sale				26	25	- 3.8%	--	--	--
Months Supply of Inventory				1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale				40	23	- 42.5%	47	29	- 38.3%
Percent of Original List Price Received*				99.3%	100.7%	+ 1.4%	98.2%	98.8%	+ 0.6%
New Listings				21	13	- 38.1%	45	30	- 33.3%

\* 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

