

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

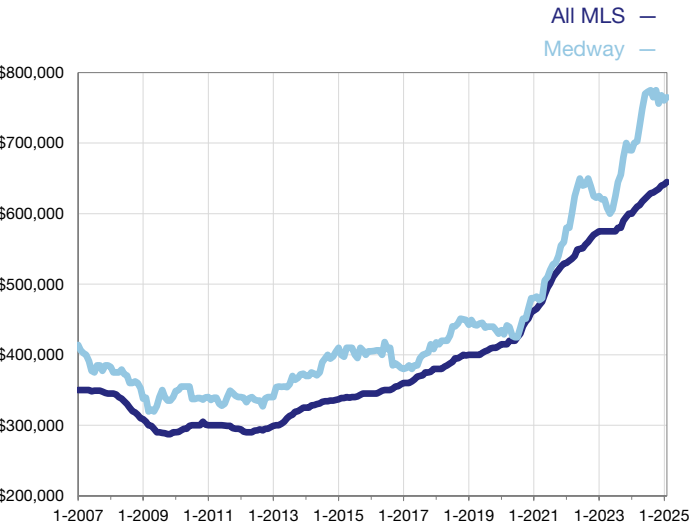
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	12	14	+ 16.7%
Closed Sales	7	6	- 14.3%	10	9	- 10.0%
Median Sales Price*	\$810,000	\$842,500	+ 4.0%	\$755,000	\$671,000	- 11.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	28	- 28.2%	38	27	- 28.9%
Percent of Original List Price Received*	99.3%	100.6%	+ 1.3%	98.7%	99.7%	+ 1.0%
New Listings	6	8	+ 33.3%	11	17	+ 54.5%

* 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		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	4	0	- 100.0%
Closed Sales	4	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$295,000	\$0	- 100.0%	\$450,000	\$386,000	- 14.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	28	53	+ 89.3%
Percent of Original List Price Received*	105.6%	0.0%	- 100.0%	103.3%	96.7%	- 6.4%
New Listings	2	1	- 50.0%	6	2	- 66.7%

* 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

