

Medford

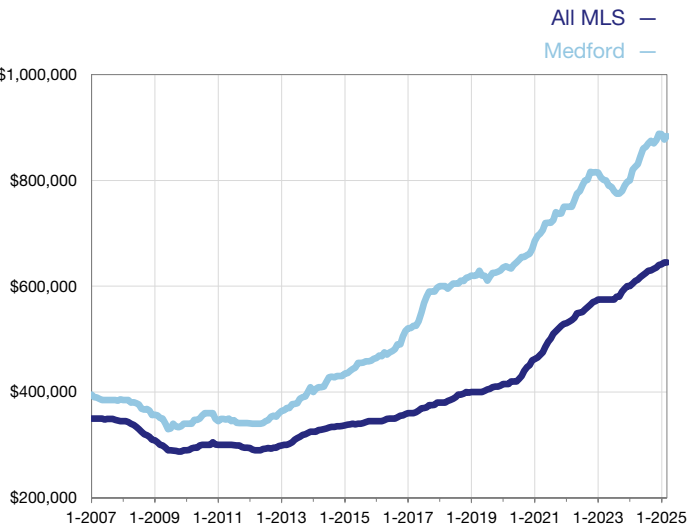
Single-Family Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	15	21	+ 40.0%	29	45	+ 55.2%
Closed Sales	9	14	+ 55.6%	32	37	+ 15.6%
Median Sales Price*	\$777,500	\$906,250	+ 16.6%	\$865,000	\$865,000	0.0%
Inventory of Homes for Sale	9	21	+ 133.3%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	34	29	- 14.7%
Percent of Original List Price Received*	106.9%	104.2%	- 2.5%	103.0%	102.3%	- 0.7%
New Listings	12	29	+ 141.7%	34	57	+ 67.6%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	17	24	+ 41.2%	58	41	- 29.3%
Closed Sales	43	8	- 81.4%	72	32	- 55.6%
Median Sales Price*	\$774,000	\$722,500	- 6.7%	\$794,500	\$645,500	- 18.8%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	25	76	+ 204.0%	34	40	+ 17.6%
Percent of Original List Price Received*	100.0%	95.7%	- 4.3%	99.2%	98.0%	- 1.2%
New Listings	17	25	+ 47.1%	62	55	- 11.3%

* 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

