

Medford

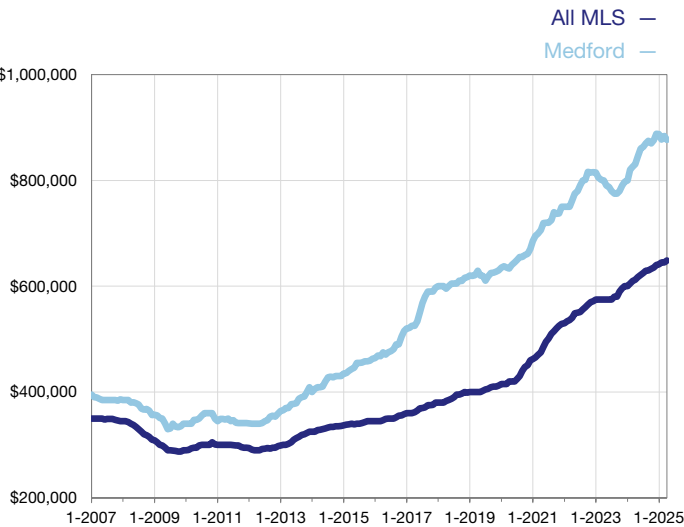
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	26	+ 18.2%	51	71	+ 39.2%
Closed Sales	15	19	+ 26.7%	47	56	+ 19.1%
Median Sales Price*	\$960,000	\$975,000	+ 1.6%	\$915,000	\$872,500	- 4.6%
Inventory of Homes for Sale	15	27	+ 80.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	14	16	+ 14.3%	28	25	- 10.7%
Percent of Original List Price Received*	108.9%	108.3%	- 0.6%	104.9%	104.3%	- 0.6%
New Listings	30	35	+ 16.7%	64	91	+ 42.2%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	28	+ 27.3%	80	67	- 16.3%
Closed Sales	23	18	- 21.7%	95	50	- 47.4%
Median Sales Price*	\$750,000	\$715,000	- 4.7%	\$789,000	\$655,000	- 17.0%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	34	40	+ 17.6%
Percent of Original List Price Received*	101.8%	100.4%	- 1.4%	99.9%	98.9%	- 1.0%
New Listings	31	30	- 3.2%	93	86	- 7.5%

* 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

