

Medford

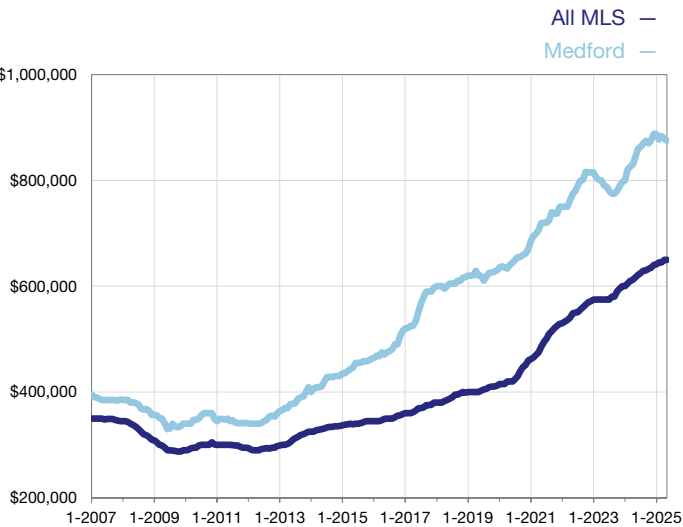
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	31	+ 24.0%	76	101	+ 32.9%
Closed Sales	16	21	+ 31.3%	63	77	+ 22.2%
Median Sales Price*	\$943,500	\$910,000	- 3.6%	\$937,000	\$901,000	- 3.8%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	10	26	+ 160.0%	23	25	+ 8.7%
Percent of Original List Price Received*	114.0%	106.5%	- 6.6%	107.2%	104.9%	- 2.1%
New Listings	33	35	+ 6.1%	97	125	+ 28.9%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	25	+ 13.6%	102	88	- 13.7%
Closed Sales	26	21	- 19.2%	121	71	- 41.3%
Median Sales Price*	\$695,000	\$725,000	+ 4.3%	\$740,000	\$665,000	- 10.1%
Inventory of Homes for Sale	32	39	+ 21.9%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	34	36	+ 5.9%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	100.0%	99.4%	- 0.6%
New Listings	26	33	+ 26.9%	119	120	+ 0.8%

* 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

