

Medford

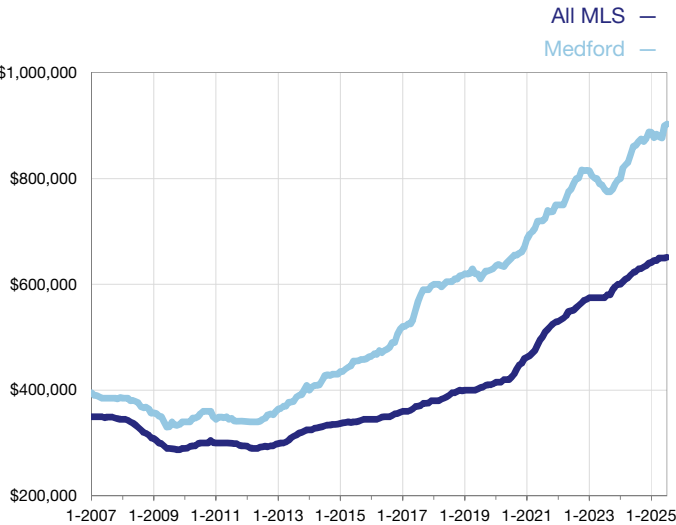
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	23	+ 15.0%	119	150	+ 26.1%
Closed Sales	22	26	+ 18.2%	111	134	+ 20.7%
Median Sales Price*	\$842,500	\$925,000	+ 9.8%	\$915,000	\$912,500	- 0.3%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	19	26	+ 36.8%
Percent of Original List Price Received*	105.3%	101.7%	- 3.4%	106.9%	103.6%	- 3.1%
New Listings	19	21	+ 10.5%	143	174	+ 21.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	15	+ 15.4%	133	115	- 13.5%
Closed Sales	16	12	- 25.0%	159	110	- 30.8%
Median Sales Price*	\$616,250	\$602,000	- 2.3%	\$725,000	\$655,000	- 9.7%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 30.0%	31	30	- 3.2%
Percent of Original List Price Received*	102.9%	97.9%	- 4.9%	100.4%	99.6%	- 0.8%
New Listings	22	14	- 36.4%	158	157	- 0.6%

* 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

