

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	67	85	+ 26.9%
Closed Sales	19	16	- 15.8%	65	78	+ 20.0%
Median Sales Price*	\$795,000	\$782,500	- 1.6%	\$795,000	\$763,000	- 4.0%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	25	30	+ 20.0%
Percent of Original List Price Received*	105.6%	100.6%	- 4.7%	104.7%	102.1%	- 2.5%
New Listings	14	12	- 14.3%	82	97	+ 18.3%

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

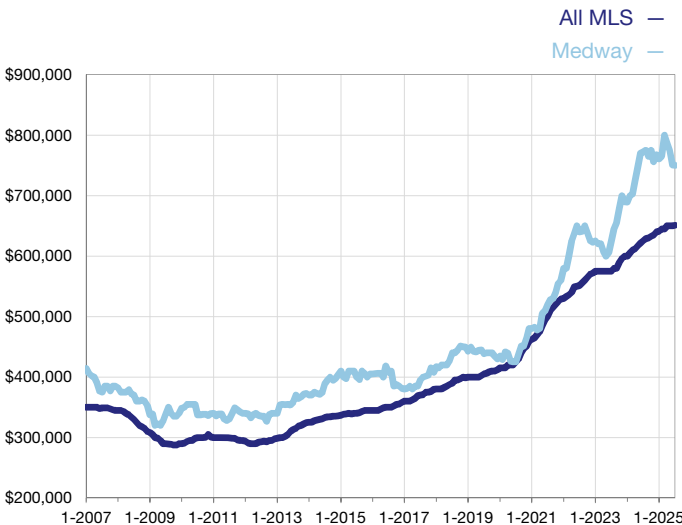
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	16	11	- 31.3%
Closed Sales	3	3	0.0%	17	7	- 58.8%
Median Sales Price*	\$731,450	\$440,000	- 39.8%	\$605,000	\$440,000	- 27.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	76	23	- 69.7%	29	85	+ 193.1%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	102.9%	99.3%	- 3.5%
New Listings	3	3	0.0%	19	14	- 26.3%

* 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

