

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	15	+ 150.0%	205	242	+ 18.0%
Closed Sales	19	19	0.0%	211	230	+ 9.0%
Median Sales Price*	\$952,000	\$925,000	- 2.8%	\$888,000	\$917,500	+ 3.3%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.3%	24	27	+ 12.5%
Percent of Original List Price Received*	95.4%	96.3%	+ 0.9%	104.6%	102.0%	- 2.5%
New Listings	10	10	0.0%	242	272	+ 12.4%

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

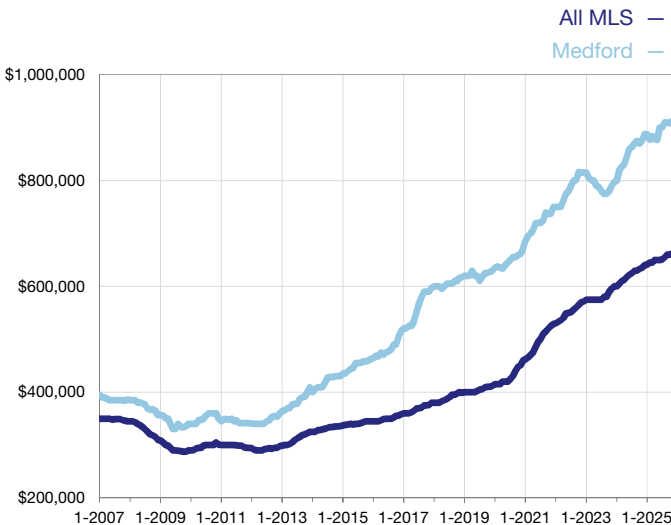
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	11	10	- 9.1%	206	173	- 16.0%
Closed Sales	11	18	+ 63.6%	231	173	- 25.1%
Median Sales Price*	\$628,500	\$583,750	- 7.1%	\$685,000	\$655,000	- 4.4%
Inventory of Homes for Sale	19	31	+ 63.2%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	75	52	- 30.7%	34	36	+ 5.9%
Percent of Original List Price Received*	94.0%	97.3%	+ 3.5%	99.9%	99.1%	- 0.8%
New Listings	11	5	- 54.5%	243	255	+ 4.9%

* 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

