

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	108	122	+ 13.0%
Closed Sales	12	9	- 25.0%	112	121	+ 8.0%
Median Sales Price*	\$727,500	\$650,000	- 10.7%	\$767,500	\$745,000	- 2.9%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	25	32	+ 28.0%
Percent of Original List Price Received*	99.2%	96.7%	- 2.5%	103.4%	100.4%	- 2.9%
New Listings	3	5	+ 66.7%	126	142	+ 12.7%

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

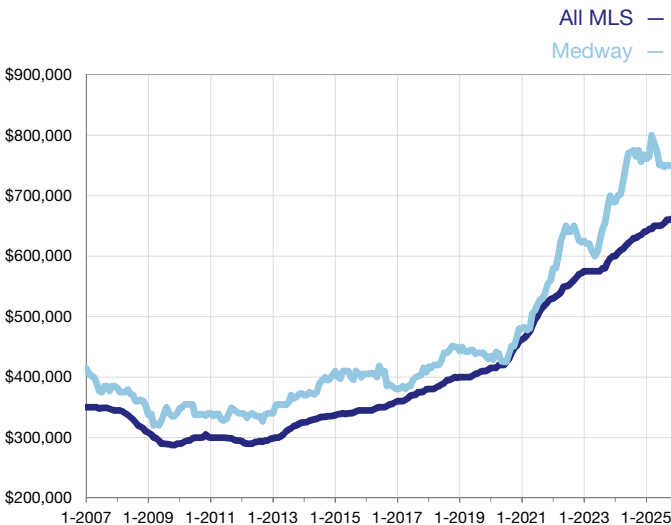
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	25	20	- 20.0%
Closed Sales	4	2	- 50.0%	29	18	- 37.9%
Median Sales Price*	\$550,500	\$507,500	- 7.8%	\$583,000	\$593,750	+ 1.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	10	27	+ 170.0%	21	56	+ 166.7%
Percent of Original List Price Received*	105.7%	99.3%	- 6.1%	104.0%	99.6%	- 4.2%
New Listings	0	1	--	27	25	- 7.4%

* 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

