

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	13	+ 18.2%	24	21	- 12.5%
Closed Sales	14	7	- 50.0%	23	21	- 8.7%
Median Sales Price*	\$820,000	\$950,000	+ 15.9%	\$820,000	\$905,000	+ 10.4%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	34	34	0.0%
Percent of Original List Price Received*	100.8%	105.3%	+ 4.5%	101.2%	100.1%	- 1.1%
New Listings	14	12	- 14.3%	28	22	- 21.4%

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

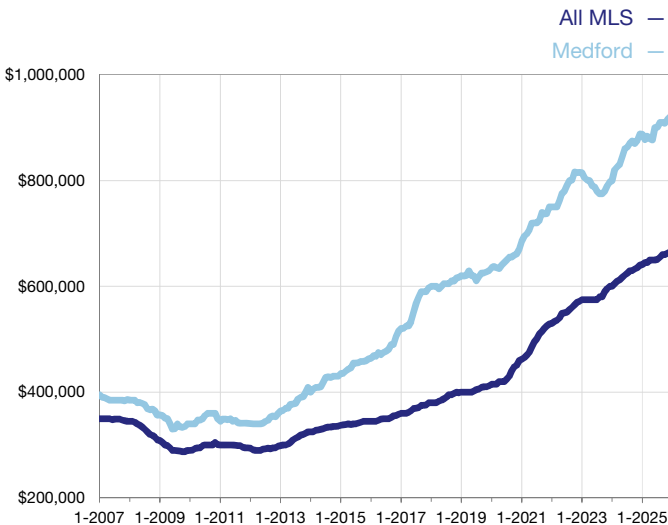
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	19	+ 137.5%	17	31	+ 82.4%
Closed Sales	10	17	+ 70.0%	24	26	+ 8.3%
Median Sales Price*	\$609,000	\$650,000	+ 6.7%	\$629,500	\$667,500	+ 6.0%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	23	108	+ 369.6%	29	101	+ 248.3%
Percent of Original List Price Received*	100.7%	97.4%	- 3.3%	98.8%	97.3%	- 1.5%
New Listings	13	13	0.0%	30	34	+ 13.3%

* 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

