

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medway

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	10	- 9.1%	13	16	+ 23.1%
Closed Sales	6	7	+ 16.7%	9	13	+ 44.4%
Median Sales Price*	\$842,500	<b>\$610,000</b>	- 27.6%	\$671,000	<b>\$740,000</b>	+ 10.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	27	48	+ 77.8%
Percent of Original List Price Received*	100.6%	98.1%	- 2.5%	99.7%	98.1%	- 1.6%
New Listings	8	9	+ 12.5%	17	15	- 11.8%

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

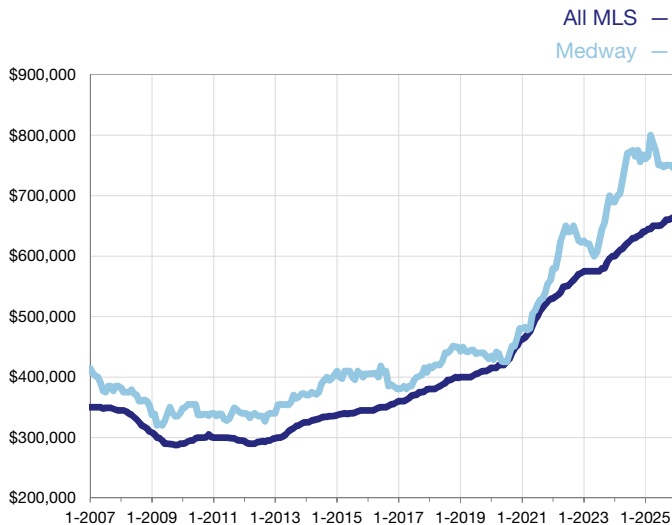
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$580,000</b>	--	\$386,000	<b>\$580,000</b>	+ 50.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	53	19	- 64.2%
Percent of Original List Price Received*	0.0%	99.1%	--	96.7%	99.1%	+ 2.5%
New Listings	1	1	0.0%	2	4	+ 100.0%

\* 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

