

# Local Market Update – March 2026

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## Medford

### Single-Family Properties

| Key Metrics                              | March     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2025      | 2026             | + / -    | 2025         | 2026             | + / -   |
| Pending Sales                            | 22        | 12               | - 45.5%  | 46           | 32               | - 30.4% |
| Closed Sales                             | 14        | 15               | + 7.1%   | 37           | 36               | - 2.7%  |
| Median Sales Price*                      | \$906,250 | <b>\$940,000</b> | + 3.7%   | \$865,000    | <b>\$915,000</b> | + 5.8%  |
| Inventory of Homes for Sale              | 23        | 18               | - 21.7%  | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | 1.0              | - 16.7%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 21        | 46               | + 119.0% | 29           | 39               | + 34.5% |
| Percent of Original List Price Received* | 104.2%    | <b>101.9%</b>    | - 2.2%   | 102.3%       | <b>100.9%</b>    | - 1.4%  |
| New Listings                             | 28        | 18               | - 35.7%  | 56           | 40               | - 28.6% |

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

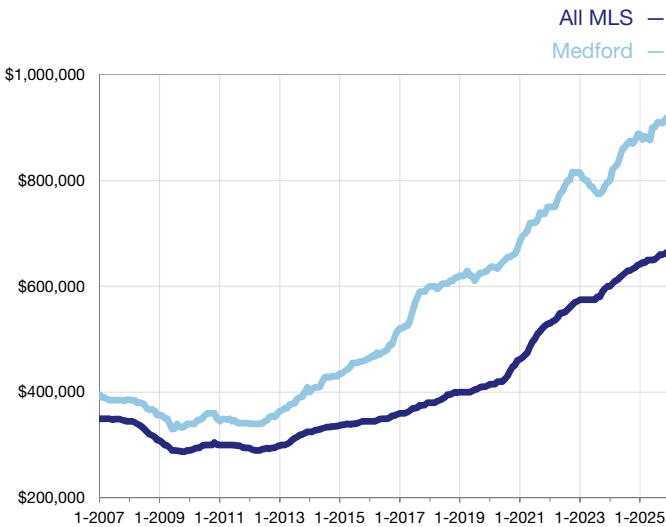
### Condominium Properties

| Key Metrics                              | March     |                  |         | Year to Date |                  |          |
|--|-----------|------------------|---------|--------------|------------------|----------|
|  | 2025      | 2026             | + / -   | 2025         | 2026             | + / -    |
| Pending Sales                            | 22        | 25               | + 13.6% | 39           | 55               | + 41.0%  |
| Closed Sales                             | 8         | 13               | + 62.5% | 32           | 39               | + 21.9%  |
| Median Sales Price*                      | \$722,500 | <b>\$705,000</b> | - 2.4%  | \$645,500    | <b>\$685,000</b> | + 6.1%   |
| Inventory of Homes for Sale              | 31        | 23               | - 25.8% | --           | --               | --       |
| Months Supply of Inventory               | 2.0       | 1.5              | - 25.0% | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 76        | 50               | - 34.2% | 40           | 84               | + 110.0% |
| Percent of Original List Price Received* | 95.7%     | <b>93.8%</b>     | - 2.0%  | 98.0%        | <b>96.2%</b>     | - 1.8%   |
| New Listings                             | 26        | 25               | - 3.8%  | 56           | 58               | + 3.6%   |

\* 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

