

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	15	+ 7.1%	27	31	+ 14.8%
Closed Sales	8	8	0.0%	17	21	+ 23.5%
Median Sales Price*	\$1,027,000	\$666,250	- 35.1%	\$865,000	\$720,000	- 16.8%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	45	46	+ 2.2%	35	47	+ 34.3%
Percent of Original List Price Received*	102.6%	99.1%	- 3.4%	101.1%	98.5%	- 2.6%
New Listings	18	12	- 33.3%	35	27	- 22.9%

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

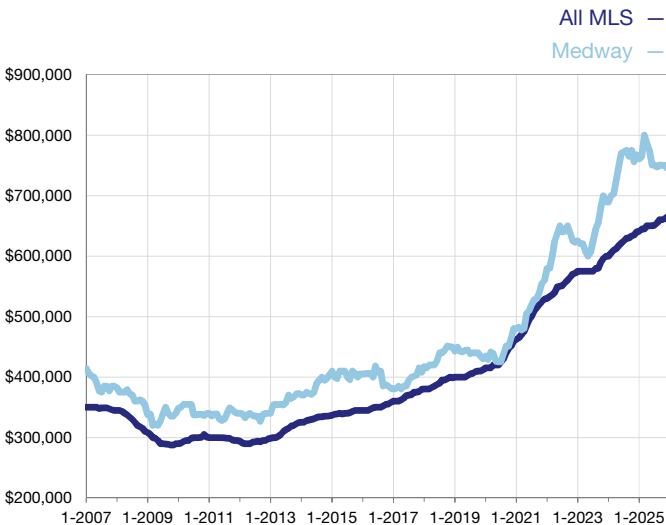
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	2	6	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$699,900	\$555,000	- 20.7%	\$542,950	\$580,000	+ 6.8%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	58	12	- 79.3%	56	14	- 75.0%
Percent of Original List Price Received*	100.0%	102.7%	+ 2.7%	98.4%	101.5%	+ 3.2%
New Listings	1	4	+ 300.0%	3	8	+ 166.7%

* 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

