

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medford

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	22	- 8.3%	70	50	- 28.6%
Closed Sales	19	9	- 52.6%	56	45	- 19.6%
Median Sales Price*	\$975,000	<b>\$755,000</b>	- 22.6%	\$872,500	<b>\$865,000</b>	- 0.9%
Inventory of Homes for Sale	29	29	0.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	16	33	+ 106.3%	25	38	+ 52.0%
Percent of Original List Price Received*	108.3%	<b>102.2%</b>	- 5.6%	104.3%	<b>101.1%</b>	- 3.1%
New Listings	34	33	- 2.9%	90	73	- 18.9%

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

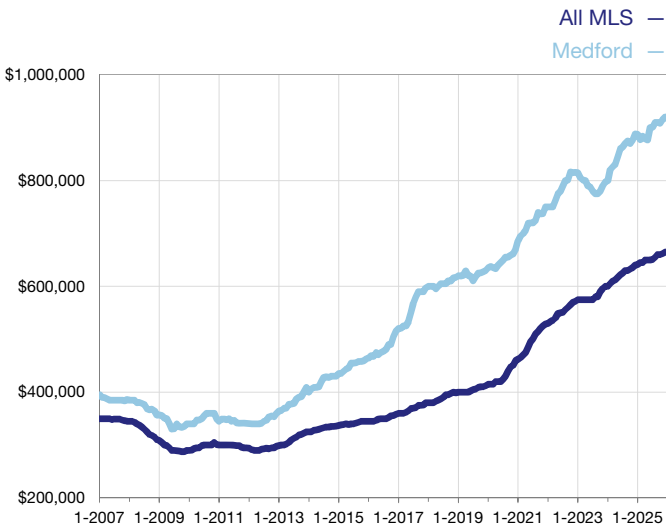
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	25	+ 8.7%	62	75	+ 21.0%
Closed Sales	18	14	- 22.2%	50	55	+ 10.0%
Median Sales Price*	\$715,000	<b>\$752,500</b>	+ 5.2%	\$655,000	<b>\$695,000</b>	+ 6.1%
Inventory of Homes for Sale	37	44	+ 18.9%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	38	51	+ 34.2%	40	74	+ 85.0%
Percent of Original List Price Received*	100.4%	<b>97.0%</b>	- 3.4%	98.9%	<b>96.5%</b>	- 2.4%
New Listings	31	42	+ 35.5%	87	100	+ 14.9%

\* 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

