

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	16	+ 14.3%	41	44	+ 7.3%
Closed Sales	17	9	- 47.1%	34	31	- 8.8%
Median Sales Price*	\$750,000	\$789,000	+ 5.2%	\$842,500	\$727,500	- 13.6%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	33	38	+ 15.2%
Percent of Original List Price Received*	104.8%	104.4%	- 0.4%	102.9%	100.5%	- 2.3%
New Listings	14	18	+ 28.6%	49	45	- 8.2%

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

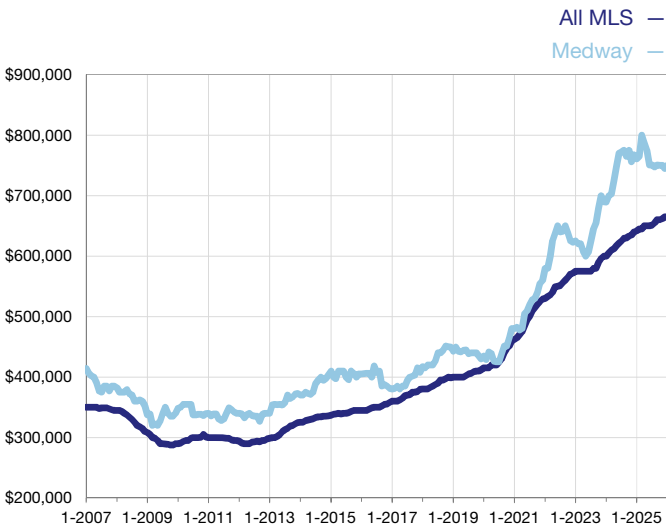
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	3	8	+ 166.7%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$718,067	\$282,000	- 60.7%	\$699,900	\$537,500	- 23.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.0	3.2	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	401	5	- 98.8%	171	12	- 93.0%
Percent of Original List Price Received*	102.6%	102.5%	- 0.1%	99.8%	101.8%	+ 2.0%
New Listings	2	5	+ 150.0%	5	13	+ 160.0%

* 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

