

Medford

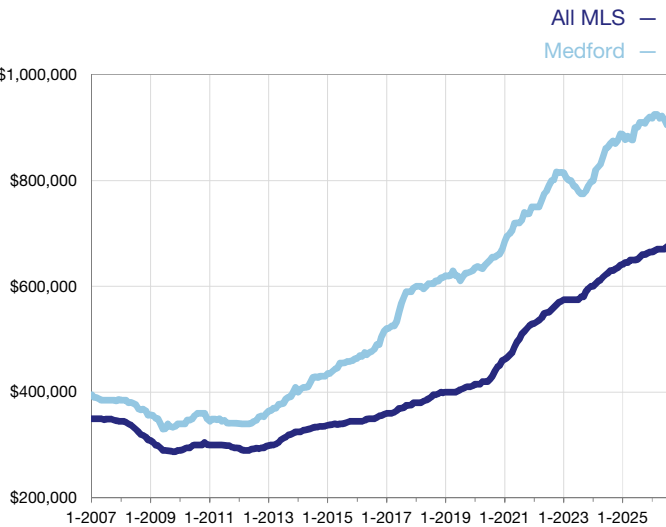
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	24	+ 20.0%	146	126	- 13.7%
Closed Sales	26	28	+ 7.7%	135	113	- 16.3%
Median Sales Price*	\$925,000	\$895,750	- 3.2%	\$910,000	\$887,000	- 2.5%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	26	29	+ 11.5%
Percent of Original List Price Received*	101.7%	102.9%	+ 1.2%	103.7%	102.1%	- 1.5%
New Listings	21	21	0.0%	175	163	- 6.9%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	23	+ 64.3%	112	125	+ 11.6%
Closed Sales	12	16	+ 33.3%	110	109	- 0.9%
Median Sales Price*	\$602,000	\$724,500	+ 20.3%	\$655,000	\$702,000	+ 7.2%
Inventory of Homes for Sale	45	57	+ 26.7%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	30	55	+ 83.3%
Percent of Original List Price Received*	97.9%	101.1%	+ 3.3%	99.6%	98.3%	- 1.3%
New Listings	15	32	+ 113.3%	157	183	+ 16.6%

* 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

