

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

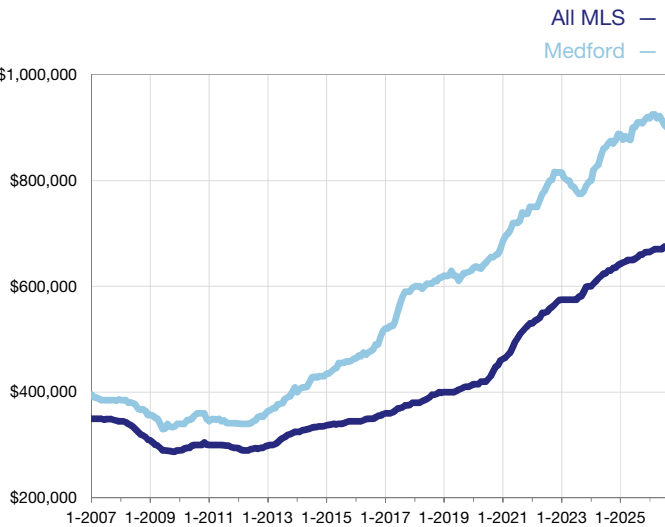
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	22	+ 29.4%	163	143	- 12.3%
Closed Sales	22	24	+ 9.1%	157	137	- 12.7%
Median Sales Price*	\$1,005,000	\$1,037,500	+ 3.2%	\$925,000	\$900,000	- 2.7%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	23	41	+ 78.3%	26	31	+ 19.2%
Percent of Original List Price Received*	100.5%	99.5%	- 1.0%	103.2%	101.6%	- 1.6%
New Listings	10	18	+ 80.0%	185	181	- 2.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	18	+ 50.0%	124	138	+ 11.3%
Closed Sales	12	20	+ 66.7%	122	128	+ 4.9%
Median Sales Price*	\$721,850	\$674,250	- 6.6%	\$655,000	\$691,750	+ 5.6%
Inventory of Homes for Sale	35	59	+ 68.6%	--	--	--
Months Supply of Inventory	2.3	3.9	+ 69.6%	--	--	--
Cumulative Days on Market Until Sale	39	66	+ 69.2%	31	57	+ 83.9%
Percent of Original List Price Received*	99.8%	97.0%	- 2.8%	99.6%	98.1%	- 1.5%
New Listings	12	26	+ 116.7%	169	207	+ 22.5%

* 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

