

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medway

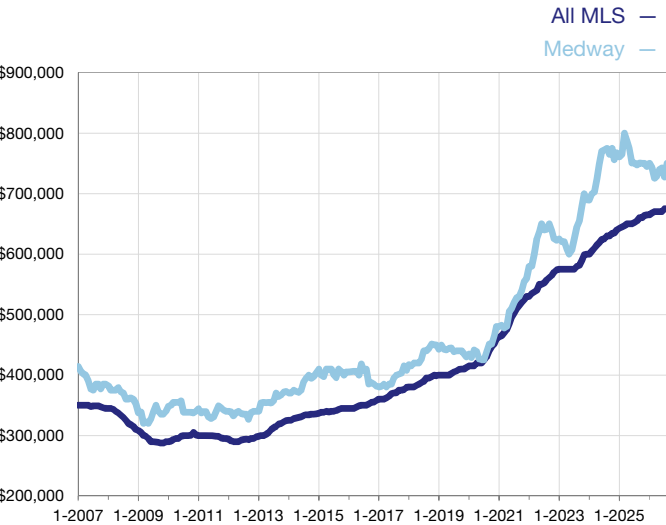
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	94	94	0.0%
Closed Sales	15	17	+ 13.3%	94	88	- 6.4%
Median Sales Price*	\$710,000	\$845,000	+ 19.0%	\$753,000	\$789,500	+ 4.8%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 30.4%	29	33	+ 13.8%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	101.8%	101.1%	- 0.7%
New Listings	10	8	- 20.0%	108	101	- 6.5%

* 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	3	1	- 66.7%	12	18	+ 50.0%
Closed Sales	2	3	+ 50.0%	9	18	+ 100.0%
Median Sales Price*	\$538,500	\$650,000	+ 20.7%	\$440,000	\$536,000	+ 21.8%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--
Cumulative Days on Market Until Sale	16	32	+ 100.0%	70	32	- 54.3%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	99.1%	99.6%	+ 0.5%
New Listings	1	1	0.0%	14	26	+ 85.7%

* 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

