

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medford

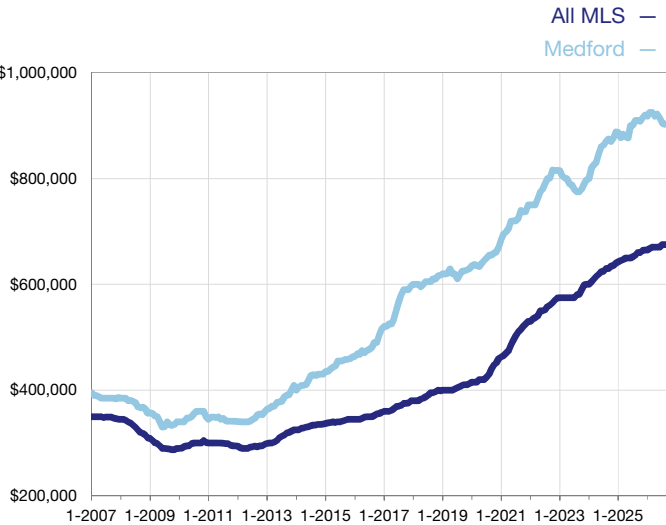
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	24	- 7.7%	189	163	- 13.8%
Closed Sales	18	12	- 33.3%	175	150	- 14.3%
Median Sales Price*	\$847,000	\$817,500	- 3.5%	\$910,000	\$899,500	- 1.2%
Inventory of Homes for Sale	36	43	+ 19.4%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	27	32	+ 18.5%
Percent of Original List Price Received*	99.3%	101.6%	+ 2.3%	102.8%	101.6%	- 1.2%
New Listings	41	45	+ 9.8%	226	224	- 0.9%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	13	0.0%	137	149	+ 8.8%
Closed Sales	12	17	+ 41.7%	134	146	+ 9.0%
Median Sales Price*	\$618,250	\$587,000	- 5.1%	\$655,000	\$682,450	+ 4.2%
Inventory of Homes for Sale	59	71	+ 20.3%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--
Cumulative Days on Market Until Sale	55	70	+ 27.3%	33	58	+ 75.8%
Percent of Original List Price Received*	98.5%	96.2%	- 2.3%	99.5%	97.9%	- 1.6%
New Listings	43	36	- 16.3%	212	241	+ 13.7%

* 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

