Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Medford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	20	**27**	+ 35.0%	209	**184**	- 12.0%
Closed Sales	24	**18**	- 25.0%	199	**168**	- 15.6%
Median Sales Price*	$890,000	**$810,500**	- 8.9%	$910,000	**$888,500**	- 2.4%
Inventory of Homes for Sale	36	**52**	+ 44.4%	--	--	--
Months Supply of Inventory	1.8	**2.9**	+ 61.1%	--	--	--
Cumulative Days on Market Until Sale	32	**33**	+ 3.1%	27	**32**	+ 18.5%
Percent of Original List Price Received*	103.1%	**98.2%**	- 4.8%	102.8%	**101.3%**	- 1.5%
New Listings	24	**30**	+ 25.0%	250	**255**	+ 2.0%

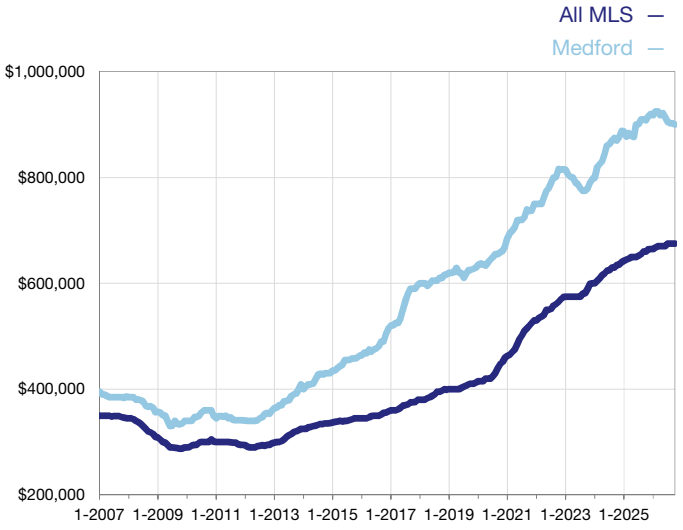
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

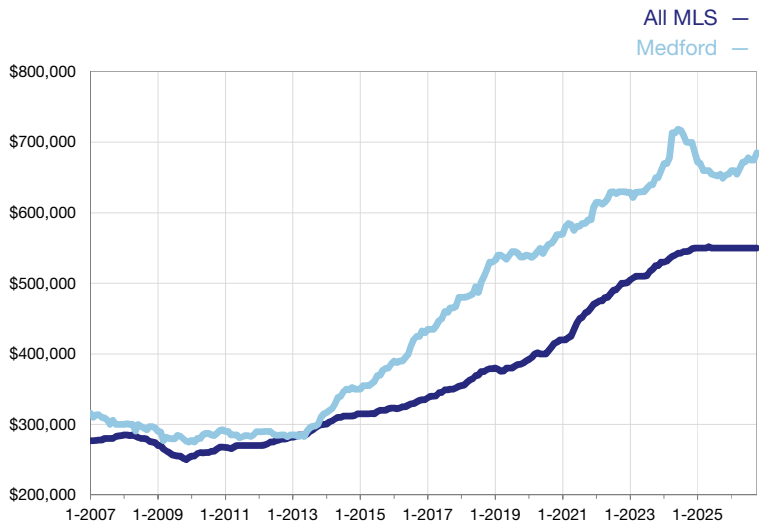
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**30**	+ 172.7%	148	**176**	+ 18.9%
Closed Sales	15	**12**	- 20.0%	149	**159**	+ 6.7%
Median Sales Price*	$635,000	**$578,500**	- 8.9%	$650,000	**$679,900**	+ 4.6%
Inventory of Homes for Sale	64	**64**	0.0%	--	--	--
Months Supply of Inventory	4.5	**3.9**	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	28	**73**	+ 160.7%	33	**59**	+ 78.8%
Percent of Original List Price Received*	99.7%	**95.4%**	- 4.3%	99.5%	**97.8%**	- 1.7%
New Listings	25	**30**	+ 20.0%	237	**272**	+ 14.8%

* 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



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