Local Market Update – October 2026

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

Medway

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**6**	- 25.0%	107	**104**	- 2.8%
Closed Sales	12	**3**	- 75.0%	109	**102**	- 6.4%
Median Sales Price*	$582,500	**$615,000**	+ 5.6%	$750,000	**$765,000**	+ 2.0%
Inventory of Homes for Sale	19	**24**	+ 26.3%	--	--	--
Months Supply of Inventory	1.9	**2.5**	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	43	**24**	- 44.2%	31	**35**	+ 12.9%
Percent of Original List Price Received*	94.4%	**104.4%**	+ 10.6%	100.8%	**100.8%**	0.0%
New Listings	12	**15**	+ 25.0%	131	**126**	- 3.8%

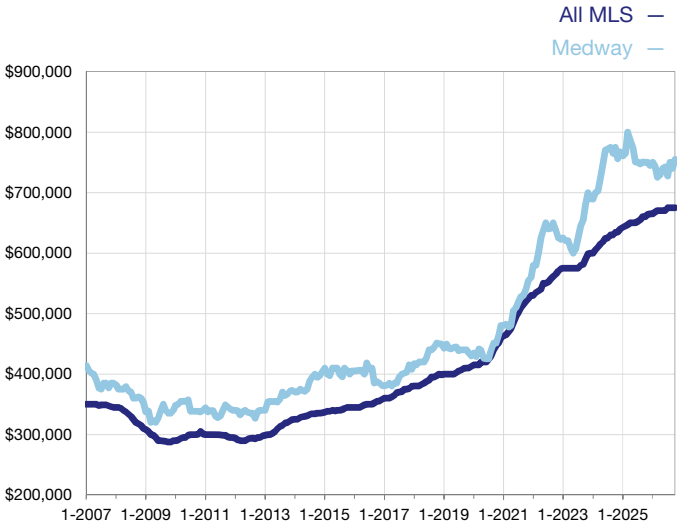
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

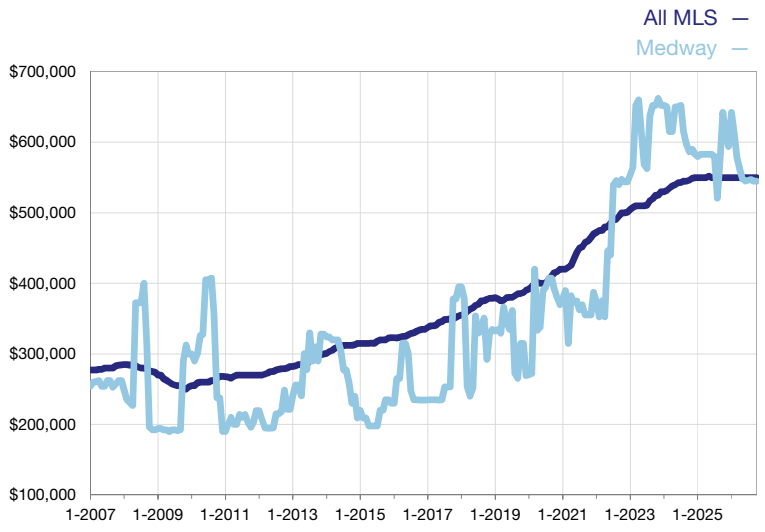
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**5**	--	15	**23**	+ 53.3%
Closed Sales	2	**2**	0.0%	15	**20**	+ 33.3%
Median Sales Price*	$680,000	**$774,500**	+ 13.9%	$675,000	**$548,500**	- 18.7%
Inventory of Homes for Sale	6	**9**	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	**3.8**	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	97	**107**	+ 10.3%	63	**39**	- 38.1%
Percent of Original List Price Received*	97.5%	**95.8%**	- 1.7%	99.6%	**99.2%**	- 0.4%
New Listings	5	**5**	0.0%	21	**35**	+ 66.7%

* 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



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