

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	184	154	- 16.3%
Closed Sales	11	20	+ 81.8%	194	160	- 17.5%
Median Sales Price*	\$585,000	\$582,500	- 0.4%	\$575,500	\$645,000	+ 12.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	21	23	+ 9.5%
Percent of Original List Price Received*	101.5%	100.3%	- 1.2%	103.0%	102.8%	- 0.2%
New Listings	7	5	- 28.6%	193	159	- 17.6%

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

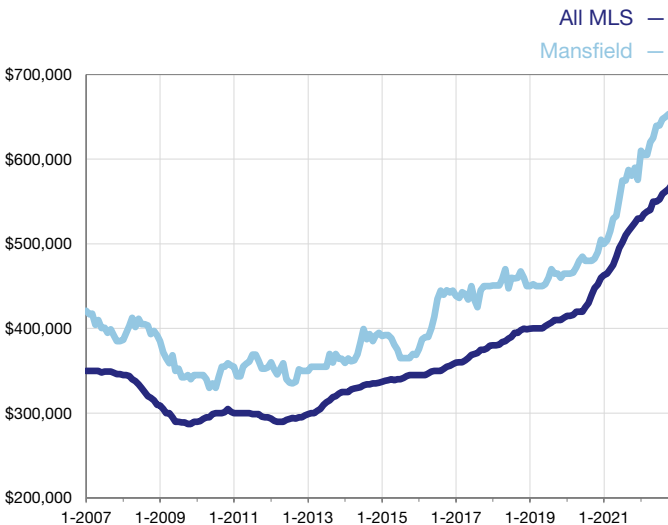
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	69	61	- 11.6%
Closed Sales	8	6	- 25.0%	69	65	- 5.8%
Median Sales Price*	\$301,250	\$315,000	+ 4.6%	\$261,000	\$300,000	+ 14.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	22	21	- 4.5%
Percent of Original List Price Received*	103.7%	97.9%	- 5.6%	102.2%	104.1%	+ 1.9%
New Listings	6	0	- 100.0%	74	61	- 17.6%

* 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

