

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 5 | 7 | + 40.0% | 177 | 137 | - 22.6% |
| Closed Sales | 9 | 6 | - 33.3% | 178 | 140 | - 21.3% |
| Median Sales Price* | \$772,000 | \$957,000 | + 24.0% | \$835,000 | \$976,000 | + 16.9% |
| Inventory of Homes for Sale | 5 | 6 | + 20.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.5 | + 66.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 35 | + 6.1% | 25 | 23 | - 8.0% |
| Percent of Original List Price Received* | 101.2% | 94.3% | - 6.8% | 104.2% | 105.2% | + 1.0% |
| New Listings | 2 | 4 | + 100.0% | 191 | 157 | - 17.8% |

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

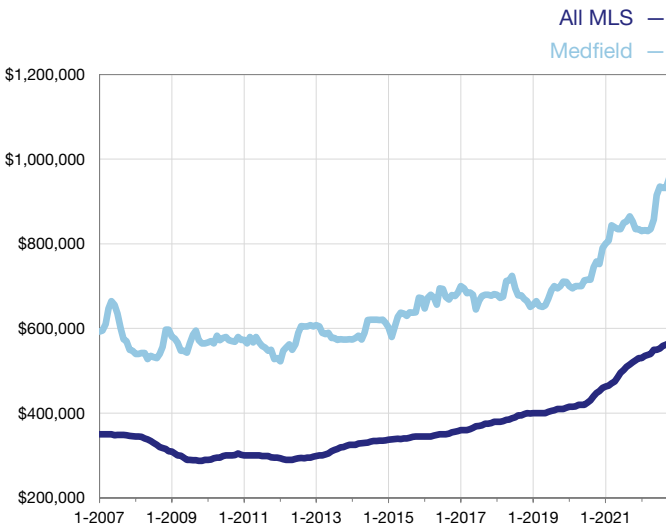
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 0 | 2 | -- | 30 | 33 | + 10.0% |
| Closed Sales | 3 | 1 | - 66.7% | 26 | 33 | + 26.9% |
| Median Sales Price* | \$250,000 | \$285,000 | + 14.0% | \$639,000 | \$670,000 | + 4.9% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.7 | + 16.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 35 | 36 | + 2.9% | 44 | 30 | - 31.8% |
| Percent of Original List Price Received* | 95.3% | 96.6% | + 1.4% | 101.3% | 99.7% | - 1.6% |
| New Listings | 1 | 0 | - 100.0% | 33 | 36 | + 9.1% |

* 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

