

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Median Sales Price*	\$710,000	\$1,117,500	+ 57.4%	\$710,000	\$1,117,500	+ 57.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	42	+ 27.3%	33	42	+ 27.3%
Percent of Original List Price Received*	102.4%	94.9%	- 7.3%	102.4%	94.9%	- 7.3%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

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

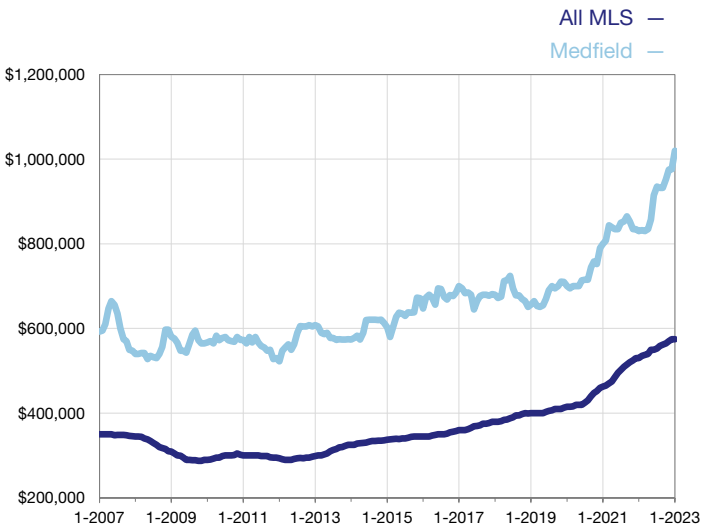
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$995,000	\$1,015,000	+ 2.0%	\$995,000	\$1,015,000	+ 2.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	217	31	- 85.7%	217	31	- 85.7%
Percent of Original List Price Received*	94.8%	97.6%	+ 3.0%	94.8%	97.6%	+ 3.0%
New Listings	5	1	- 80.0%	5	1	- 80.0%

* 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

