

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	11	22	+ 100.0%	91	106	+ 16.5%
Closed Sales	20	20	0.0%	78	76	- 2.6%
Median Sales Price*	\$588,000	<b>\$726,000</b>	+ 23.5%	\$673,250	<b>\$719,950</b>	+ 6.9%
Inventory of Homes for Sale	43	41	- 4.7%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	49	57	+ 16.3%
Percent of Original List Price Received*	97.6%	97.9%	+ 0.3%	96.9%	97.2%	+ 0.3%
New Listings	13	15	+ 15.4%	133	148	+ 11.3%

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

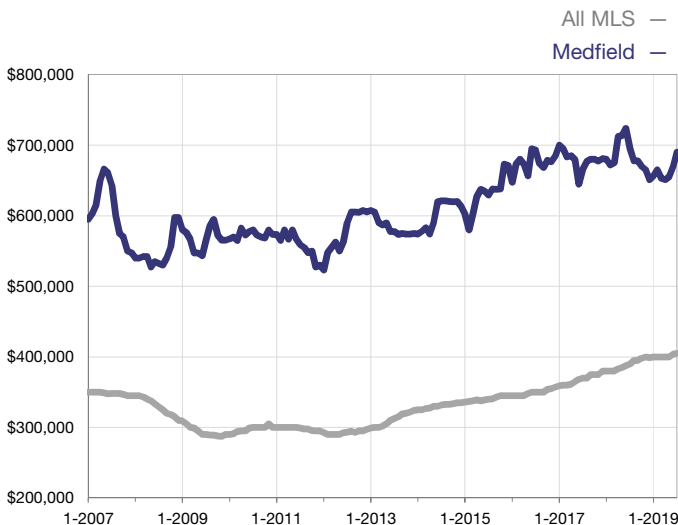
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	2	- 33.3%	26	15	- 42.3%
Closed Sales	4	2	- 50.0%	19	19	0.0%
Median Sales Price*	\$533,634	<b>\$671,500</b>	+ 25.8%	\$365,000	<b>\$820,000</b>	+ 124.7%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	5.2	5.8	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	32	137	+ 328.1%	39	79	+ 102.6%
Percent of Original List Price Received*	96.6%	102.0%	+ 5.6%	95.6%	100.2%	+ 4.8%
New Listings	4	2	- 50.0%	37	30	- 18.9%

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

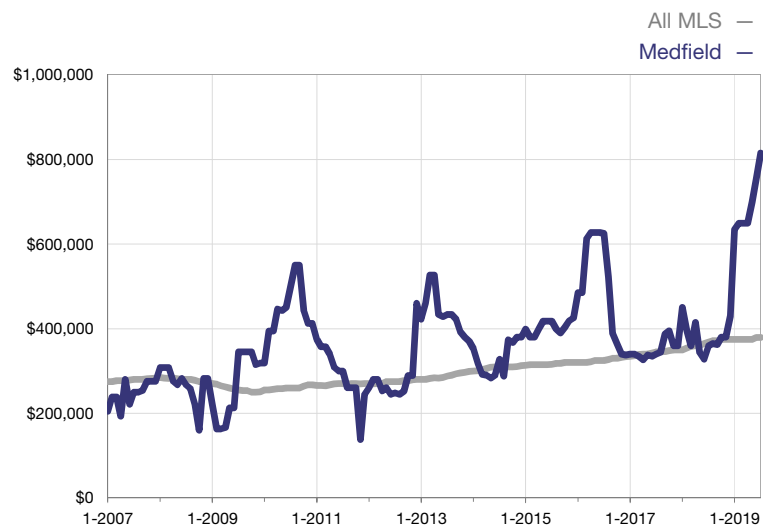
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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