

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	22	+ 120.0%	45	64	+ 42.2%
Closed Sales	12	13	+ 8.3%	40	34	- 15.0%
Median Sales Price*	\$822,500	\$835,000	+ 1.5%	\$650,000	\$835,000	+ 28.5%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	51	63	+ 23.5%	61	43	- 29.5%
Percent of Original List Price Received*	98.1%	102.7%	+ 4.7%	96.6%	101.5%	+ 5.1%
New Listings	9	30	+ 233.3%	60	66	+ 10.0%

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

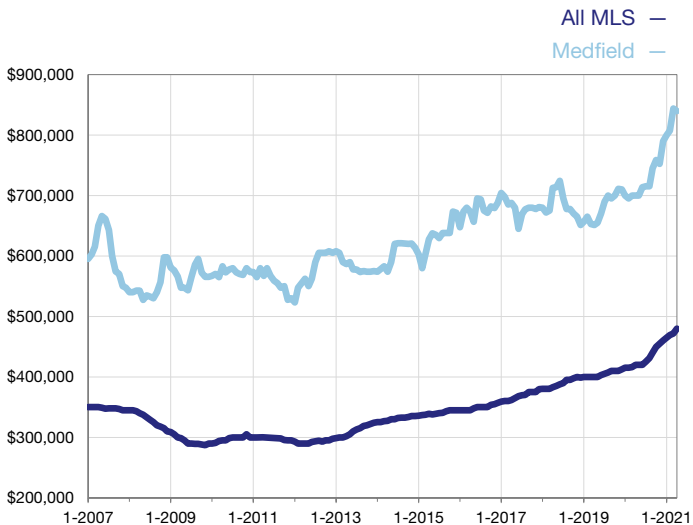
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	2	--	2	5	+ 150.0%
Closed Sales	0	1	--	5	1	- 80.0%
Median Sales Price*	\$0	\$350,000	--	\$749,000	\$350,000	- 53.3%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	6.8	1.4	- 79.4%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	170	20	- 88.2%
Percent of Original List Price Received*	0.0%	106.1%	--	94.6%	106.1%	+ 12.2%
New Listings	2	3	+ 50.0%	15	8	- 46.7%

* 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

