

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	26	+ 44.4%	63	89	+ 41.3%
Closed Sales	10	12	+ 20.0%	50	46	- 8.0%
Median Sales Price*	\$787,500	<b>\$728,950</b>	- 7.4%	\$665,000	<b>\$827,500</b>	+ 24.4%
Inventory of Homes for Sale	30	7	- 76.7%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	72	33	- 54.2%	64	40	- 37.5%
Percent of Original List Price Received*	95.7%	<b>107.2%</b>	+ 12.0%	96.4%	<b>103.0%</b>	+ 6.8%
New Listings	20	22	+ 10.0%	80	87	+ 8.7%

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

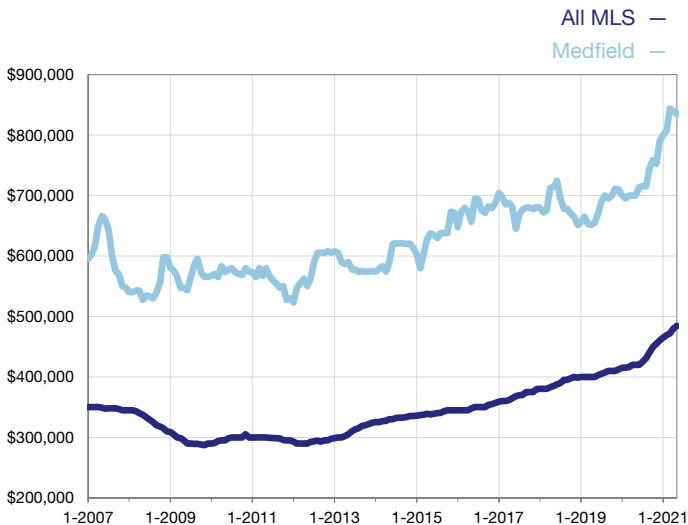
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	6	+ 50.0%	6	12	+ 100.0%
Closed Sales	1	3	+ 200.0%	6	4	- 33.3%
Median Sales Price*	\$850,000	<b>\$275,000</b>	- 67.6%	\$749,450	<b>\$312,500</b>	- 58.3%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	7.3	0.5	- 93.2%	--	--	--
Cumulative Days on Market Until Sale	97	12	- 87.6%	158	14	- 91.1%
Percent of Original List Price Received*	97.1%	<b>103.6%</b>	+ 6.7%	95.0%	<b>104.3%</b>	+ 9.8%
New Listings	5	3	- 40.0%	20	12	- 40.0%

\* 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

