

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	172	131	- 23.8%
Closed Sales	16	8	- 50.0%	169	134	- 20.7%
Median Sales Price*	\$740,500	<b>\$814,500</b>	+ 10.0%	\$835,000	<b>\$976,000</b>	+ 16.9%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.6	<b>0.9</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	<b>22</b>	- 18.5%	25	<b>22</b>	- 12.0%
Percent of Original List Price Received*	103.3%	<b>99.3%</b>	- 3.9%	104.4%	<b>105.7%</b>	+ 1.2%
New Listings	7	5	- 28.6%	189	153	- 19.0%

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

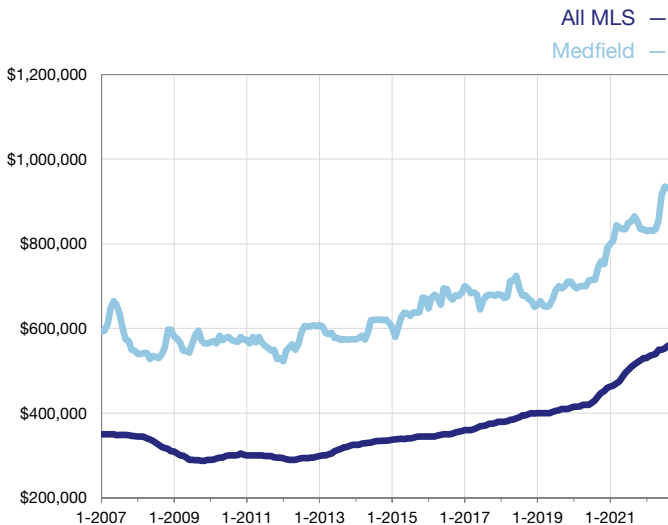
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	2	- 66.7%	30	31	+ 3.3%
Closed Sales	6	2	- 66.7%	23	32	+ 39.1%
Median Sales Price*	\$947,500	<b>\$506,000</b>	- 46.6%	\$649,000	<b>\$702,500</b>	+ 8.2%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.3	<b>1.6</b>	+ 433.3%	--	--	--
Cumulative Days on Market Until Sale	106	<b>25</b>	- 76.4%	46	<b>30</b>	- 34.8%
Percent of Original List Price Received*	103.0%	<b>91.8%</b>	- 10.9%	102.1%	<b>99.7%</b>	- 2.4%
New Listings	2	5	+ 150.0%	32	36	+ 12.5%

\* 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

