

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	5	- 44.4%	11	7	- 36.4%
Closed Sales	0	3	--	9	5	- 44.4%
Median Sales Price*	\$0	\$815,000	--	\$710,000	\$815,000	+ 14.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	33	44	+ 33.3%
Percent of Original List Price Received*	0.0%	94.8%	--	102.4%	94.8%	- 7.4%
New Listings	11	6	- 45.5%	13	9	- 30.8%

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

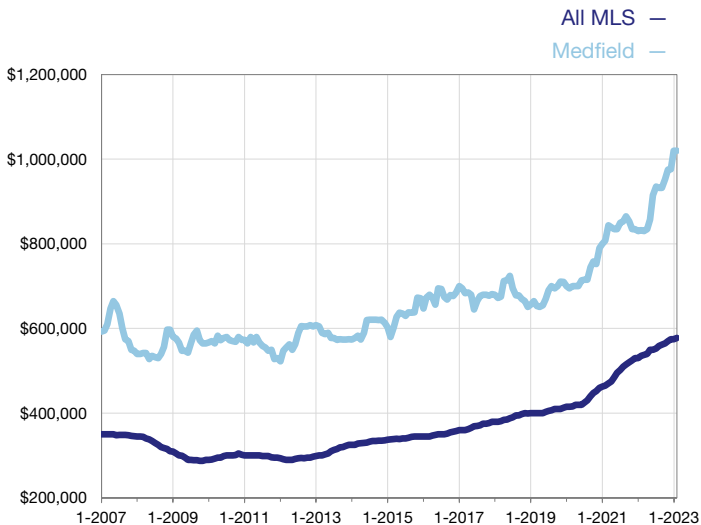
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	9	2	- 77.8%
Closed Sales	5	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$605,900	\$0	- 100.0%	\$772,950	\$1,015,000	+ 31.3%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	2.2	--	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	69	31	- 55.1%
Percent of Original List Price Received*	101.9%	0.0%	- 100.0%	100.7%	97.6%	- 3.1%
New Listings	2	4	+ 100.0%	7	5	- 28.6%

* 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

