

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	23	21	- 8.7%
Closed Sales	7	3	- 57.1%	16	8	- 50.0%
Median Sales Price*	\$1,025,000	\$1,025,000	0.0%	\$790,000	\$955,000	+ 20.9%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	12	111	+ 825.0%	24	69	+ 187.5%
Percent of Original List Price Received*	106.8%	98.1%	- 8.1%	104.3%	96.1%	- 7.9%
New Listings	15	21	+ 40.0%	28	30	+ 7.1%

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

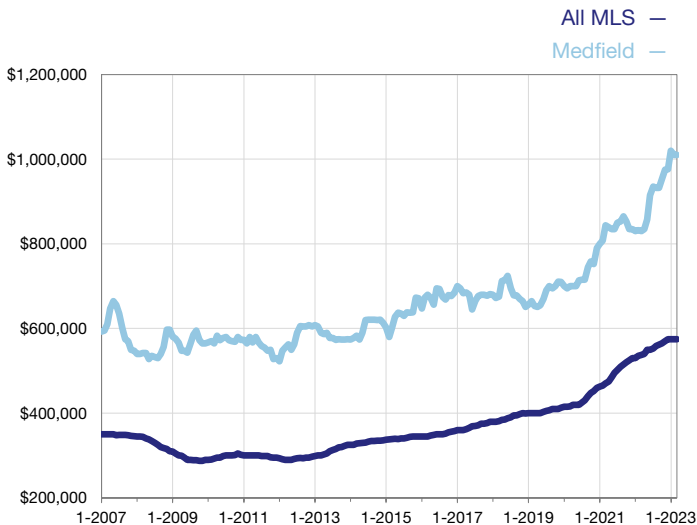
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	10	5	- 50.0%
Closed Sales	2	3	+ 50.0%	8	5	- 37.5%
Median Sales Price*	\$387,950	\$618,000	+ 59.3%	\$553,450	\$810,000	+ 46.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.3	2.0	+ 566.7%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	55	23	- 58.2%
Percent of Original List Price Received*	102.7%	105.8%	+ 3.0%	101.2%	102.5%	+ 1.3%
New Listings	2	3	+ 50.0%	9	8	- 11.1%

* 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

