

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	39	29	- 25.6%
Closed Sales	13	9	- 30.8%	38	25	- 34.2%
Median Sales Price*	\$795,000	\$610,000	- 23.3%	\$640,000	\$730,000	+ 14.1%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	26	26	0.0%
Percent of Original List Price Received*	101.3%	104.4%	+ 3.1%	102.4%	102.8%	+ 0.4%
New Listings	15	10	- 33.3%	42	35	- 16.7%

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

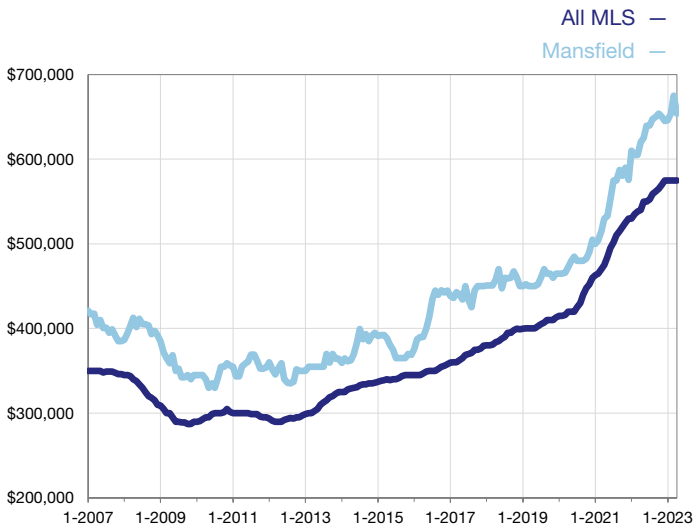
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	24	8	- 66.7%
Closed Sales	10	3	- 70.0%	20	5	- 75.0%
Median Sales Price*	\$332,500	\$439,000	+ 32.0%	\$252,500	\$440,000	+ 74.3%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	10	20	+ 100.0%	13	19	+ 46.2%
Percent of Original List Price Received*	108.0%	99.8%	- 7.6%	106.5%	101.6%	- 4.6%
New Listings	7	4	- 42.9%	27	13	- 51.9%

* 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

