

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	17	- 10.5%	42	34	- 19.0%
Closed Sales	11	7	- 36.4%	27	15	- 44.4%
Median Sales Price*	\$1,105,000	\$853,000	- 22.8%	\$1,020,000	\$860,000	- 15.7%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	37	59	+ 59.5%	29	64	+ 120.7%
Percent of Original List Price Received*	108.0%	104.0%	- 3.7%	105.8%	99.8%	- 5.7%
New Listings	25	11	- 56.0%	53	41	- 22.6%

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

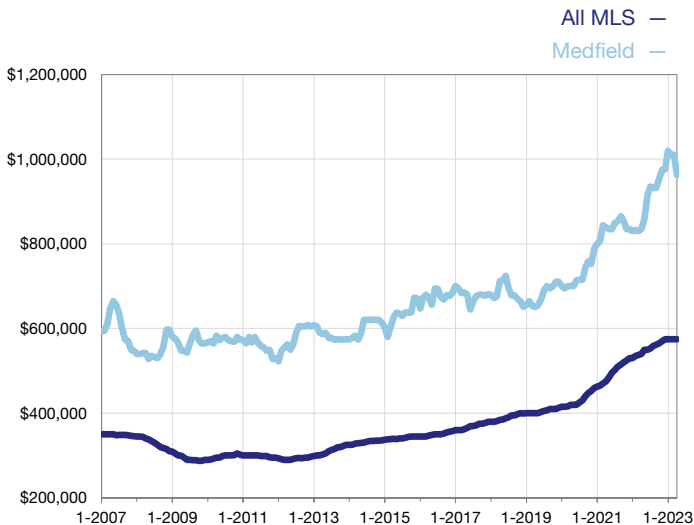
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	11	7	- 36.4%
Closed Sales	3	0	- 100.0%	11	5	- 54.5%
Median Sales Price*	\$974,000	\$0	- 100.0%	\$605,900	\$810,000	+ 33.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	51	23	- 54.9%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	100.7%	102.5%	+ 1.8%
New Listings	4	0	- 100.0%	13	8	- 38.5%

* 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

