

# Local Market Update – May 2023

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## Mansfield

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 21        | 23               | + 9.5%  | 60           | 50               | - 16.7% |
| Closed Sales                             | 9         | 11               | + 22.2% | 47           | 36               | - 23.4% |
| Median Sales Price*                      | \$650,000 | <b>\$750,000</b> | + 15.4% | \$647,500    | <b>\$740,000</b> | + 14.3% |
| Inventory of Homes for Sale              | 9         | 5                | - 44.4% | --           | --               | --      |
| Months Supply of Inventory               | 0.7       | 0.4              | - 42.9% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 12        | 12               | 0.0%    | 23           | 21               | - 8.7%  |
| Percent of Original List Price Received* | 109.1%    | <b>105.5%</b>    | - 3.3%  | 103.7%       | <b>103.6%</b>    | - 0.1%  |
| New Listings                             | 23        | 18               | - 21.7% | 65           | 53               | - 18.5% |

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

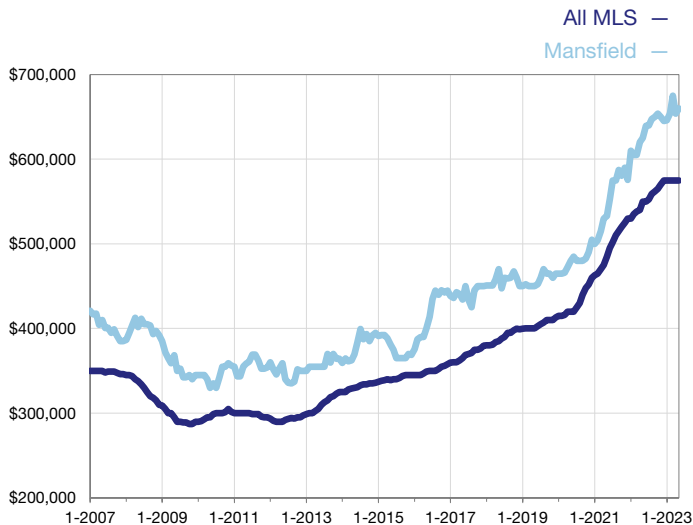
### Condominium Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 7         | 4                | - 42.9% | 31           | 12               | - 61.3% |
| Closed Sales                             | 10        | 2                | - 80.0% | 30           | 7                | - 76.7% |
| Median Sales Price*                      | \$292,250 | <b>\$416,750</b> | + 42.6% | \$274,000    | <b>\$440,000</b> | + 60.6% |
| Inventory of Homes for Sale              | 4         | 1                | - 75.0% | --           | --               | --      |
| Months Supply of Inventory               | 0.6       | 0.3              | - 50.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 11        | 17               | + 54.5% | 13           | 18               | + 38.5% |
| Percent of Original List Price Received* | 106.2%    | <b>106.3%</b>    | + 0.1%  | 106.4%       | <b>102.9%</b>    | - 3.3%  |
| New Listings                             | 5         | 1                | - 80.0% | 32           | 13               | - 59.4% |

\* 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

