

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	17	- 34.6%	68	50	- 26.5%
Closed Sales	12	12	0.0%	39	28	- 28.2%
Median Sales Price*	\$980,000	<b>\$1,137,500</b>	+ 16.1%	\$1,000,000	<b>\$1,001,500</b>	+ 0.2%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	30	43	+ 43.3%
Percent of Original List Price Received*	108.7%	<b>102.5%</b>	- 5.7%	106.7%	<b>101.0%</b>	- 5.3%
New Listings	25	22	- 12.0%	78	62	- 20.5%

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

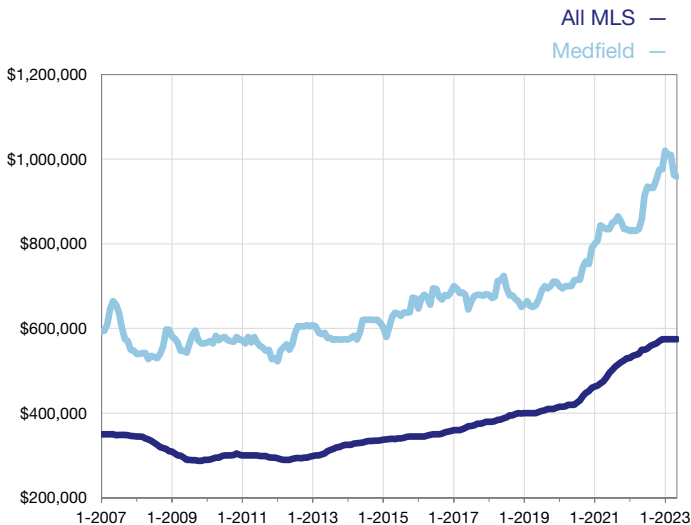
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	18	9	- 50.0%
Closed Sales	2	2	0.0%	13	7	- 46.2%
Median Sales Price*	\$485,000	<b>\$456,500</b>	- 5.9%	\$605,900	<b>\$618,000</b>	+ 2.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	72	+ 350.0%	45	37	- 17.8%
Percent of Original List Price Received*	101.0%	<b>96.9%</b>	- 4.1%	100.8%	<b>100.9%</b>	+ 0.1%
New Listings	7	3	- 57.1%	20	9	- 55.0%

\* 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

