

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	22	+ 15.8%	87	70	- 19.5%
Closed Sales	25	19	- 24.0%	64	47	- 26.6%
Median Sales Price*	\$1,100,000	\$839,000	- 23.7%	\$1,055,000	\$860,000	- 18.5%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	13	0.0%	23	31	+ 34.8%
Percent of Original List Price Received*	111.7%	105.4%	- 5.6%	108.7%	102.7%	- 5.5%
New Listings	28	14	- 50.0%	106	75	- 29.2%

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

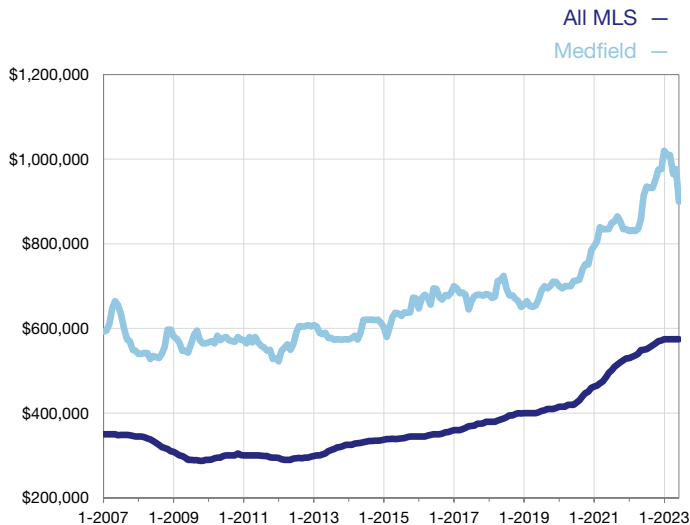
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	22	9	- 59.1%
Closed Sales	4	2	- 50.0%	17	9	- 47.1%
Median Sales Price*	\$706,375	\$602,450	- 14.7%	\$620,000	\$618,000	- 0.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	38	34	- 10.5%
Percent of Original List Price Received*	100.0%	103.3%	+ 3.3%	100.6%	101.5%	+ 0.9%
New Listings	2	0	- 100.0%	22	9	- 59.1%

* 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

