

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	86	70	- 18.6%
Closed Sales	19	8	- 57.9%	85	59	- 30.6%
Median Sales Price*	\$715,000	\$717,500	+ 0.3%	\$660,000	\$703,500	+ 6.6%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	19	19	0.0%
Percent of Original List Price Received*	105.1%	103.7%	- 1.3%	104.6%	103.9%	- 0.7%
New Listings	15	12	- 20.0%	99	78	- 21.2%

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

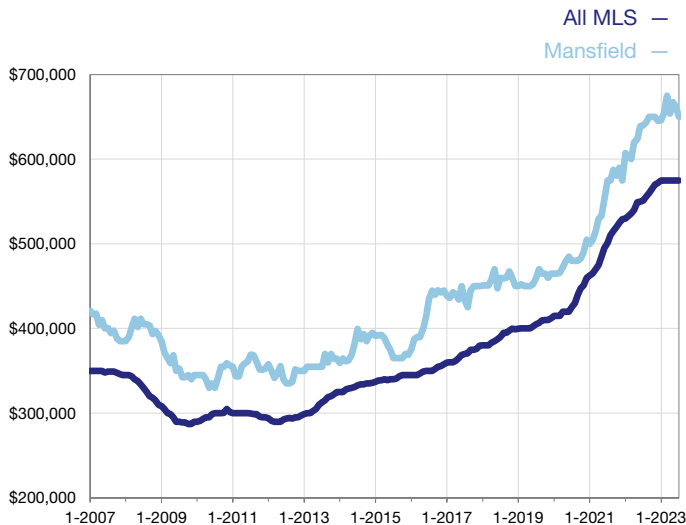
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	40	18	- 55.0%
Closed Sales	5	2	- 60.0%	40	14	- 65.0%
Median Sales Price*	\$225,000	\$252,500	+ 12.2%	\$280,000	\$445,000	+ 58.9%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	22	73	+ 231.8%	15	26	+ 73.3%
Percent of Original List Price Received*	108.7%	105.1%	- 3.3%	106.4%	104.2%	- 2.1%
New Listings	8	2	- 75.0%	44	19	- 56.8%

* 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

