

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	99	76	- 23.2%
Closed Sales	13	12	- 7.7%	77	61	- 20.8%
Median Sales Price*	\$1,058,000	<b>\$882,250</b>	- 16.6%	\$1,058,000	<b>\$881,500</b>	- 16.7%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	15	<b>19</b>	+ 26.7%	22	<b>28</b>	+ 27.3%
Percent of Original List Price Received*	111.1%	<b>104.6%</b>	- 5.9%	109.1%	<b>103.3%</b>	- 5.3%
New Listings	12	<b>9</b>	- 25.0%	118	<b>83</b>	- 29.7%

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

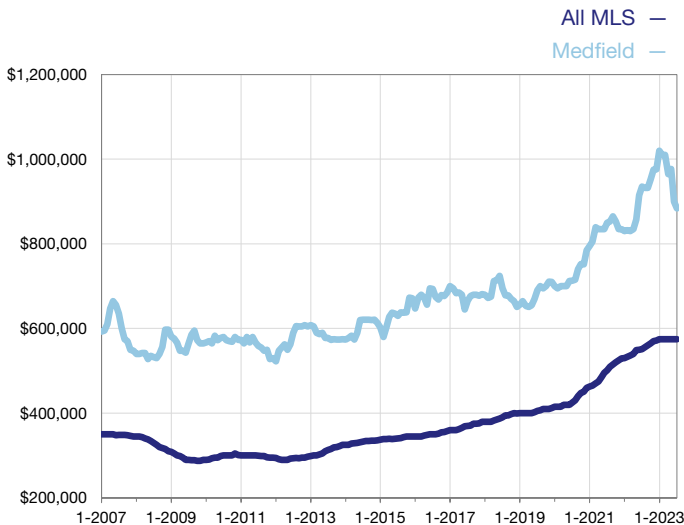
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	22	9	- 59.1%
Closed Sales	5	1	- 80.0%	22	10	- 54.5%
Median Sales Price*	\$915,000	<b>\$857,500</b>	- 6.3%	\$655,000	<b>\$703,950</b>	+ 7.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.3</b>	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	9	<b>17</b>	+ 88.9%	32	<b>32</b>	0.0%
Percent of Original List Price Received*	102.1%	<b>97.5%</b>	- 4.5%	100.9%	<b>101.1%</b>	+ 0.2%
New Listings	1	3	+ 200.0%	23	12	- 47.8%

\* 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

