

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	14	- 26.3%	105	82	- 21.9%
Closed Sales	14	17	+ 21.4%	99	76	- 23.2%
Median Sales Price*	\$647,500	\$770,000	+ 18.9%	\$660,000	\$732,750	+ 11.0%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	19	20	+ 5.3%
Percent of Original List Price Received*	102.4%	104.1%	+ 1.7%	104.3%	103.9%	- 0.4%
New Listings	14	12	- 14.3%	113	90	- 20.4%

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

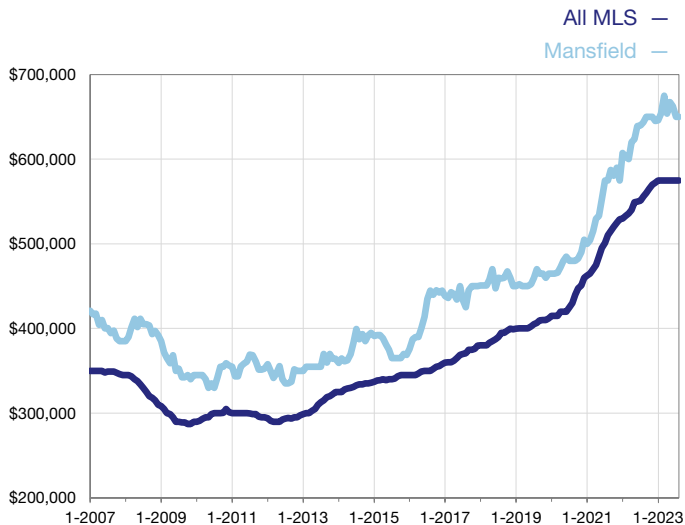
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	46	22	- 52.2%
Closed Sales	4	4	0.0%	44	18	- 59.1%
Median Sales Price*	\$192,500	\$397,500	+ 106.5%	\$274,000	\$439,500	+ 60.4%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	34	11	- 67.6%	17	23	+ 35.3%
Percent of Original List Price Received*	101.9%	109.4%	+ 7.4%	106.0%	105.4%	- 0.6%
New Listings	4	3	- 25.0%	48	22	- 54.2%

* 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

