

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	109	85	- 22.0%
Closed Sales	27	16	- 40.7%	104	77	- 26.0%
Median Sales Price*	\$900,000	\$993,000	+ 10.3%	\$1,022,500	\$904,000	- 11.6%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	21	25	+ 19.0%
Percent of Original List Price Received*	102.0%	103.4%	+ 1.4%	107.2%	103.3%	- 3.6%
New Listings	7	8	+ 14.3%	125	91	- 27.2%

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

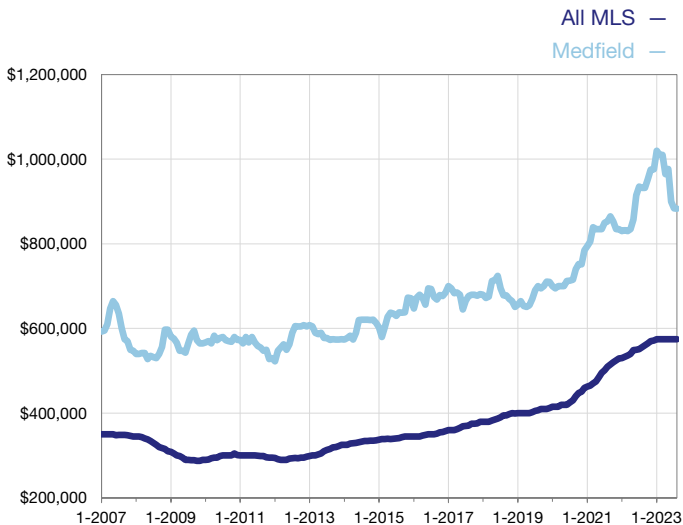
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	24	11	- 54.2%
Closed Sales	3	1	- 66.7%	25	11	- 56.0%
Median Sales Price*	\$883,000	\$1,060,000	+ 20.0%	\$670,000	\$789,900	+ 17.9%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	26	18	- 30.8%	31	31	0.0%
Percent of Original List Price Received*	97.8%	96.5%	- 1.3%	100.5%	100.7%	+ 0.2%
New Listings	1	1	0.0%	24	14	- 41.7%

* 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

