

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	13	+ 116.7%	111	94	- 15.3%
Closed Sales	19	8	- 57.9%	118	86	- 27.1%
Median Sales Price*	\$680,000	\$640,000	- 5.9%	\$667,500	\$730,250	+ 9.4%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	21	20	- 4.8%
Percent of Original List Price Received*	100.3%	100.6%	+ 0.3%	103.6%	103.7%	+ 0.1%
New Listings	14	21	+ 50.0%	127	111	- 12.6%

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

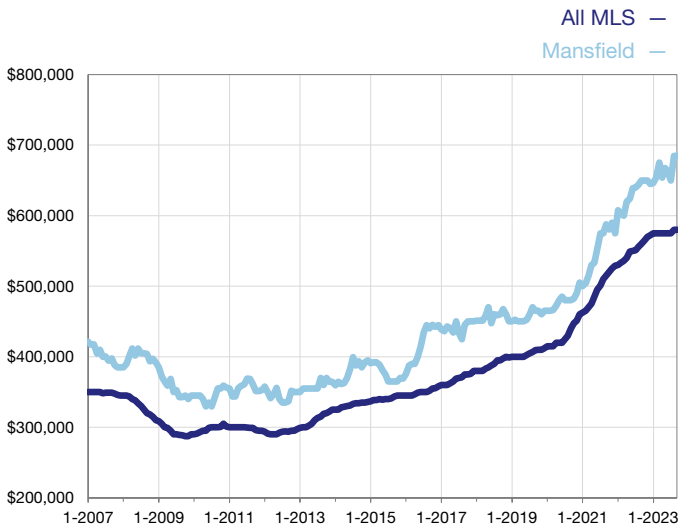
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	53	26	- 50.9%
Closed Sales	7	3	- 57.1%	51	21	- 58.8%
Median Sales Price*	\$345,678	\$445,000	+ 28.7%	\$285,000	\$440,000	+ 54.4%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	18	23	+ 27.8%
Percent of Original List Price Received*	102.1%	101.5%	- 0.6%	105.4%	104.8%	- 0.6%
New Listings	7	5	- 28.6%	55	27	- 50.9%

* 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

