

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	13	+ 44.4%	118	95	- 19.5%
Closed Sales	12	8	- 33.3%	116	85	- 26.7%
Median Sales Price*	\$933,500	\$876,000	- 6.2%	\$1,010,000	\$903,000	- 10.6%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	21	25	+ 19.0%
Percent of Original List Price Received*	102.4%	97.8%	- 4.5%	106.7%	102.8%	- 3.7%
New Listings	10	13	+ 30.0%	135	105	- 22.2%

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

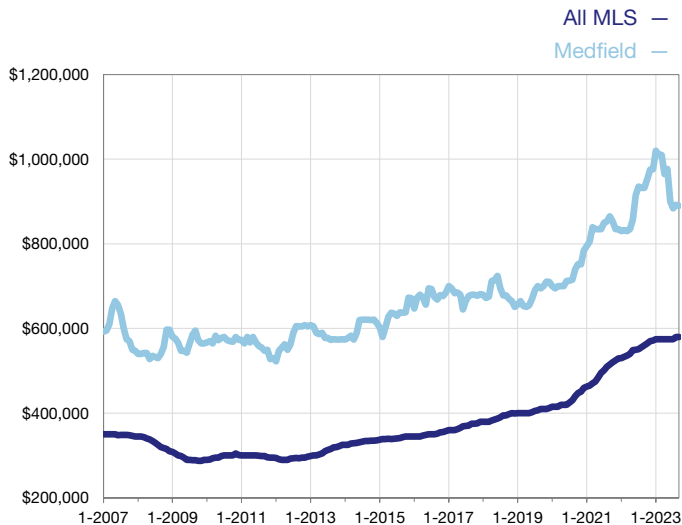
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	24	12	- 50.0%
Closed Sales	2	0	- 100.0%	27	11	- 59.3%
Median Sales Price*	\$855,000	\$0	- 100.0%	\$770,000	\$789,900	+ 2.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	2.4	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	30	31	+ 3.3%
Percent of Original List Price Received*	100.9%	0.0%	- 100.0%	100.6%	100.7%	+ 0.1%
New Listings	3	3	0.0%	27	17	- 37.0%

* 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

