

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	20	+ 33.3%	126	111	- 11.9%
Closed Sales	4	12	+ 200.0%	122	98	- 19.7%
Median Sales Price*	\$646,500	\$767,500	+ 18.7%	\$667,500	\$742,500	+ 11.2%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	1.8	0.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	9	17	+ 88.9%	21	20	- 4.8%
Percent of Original List Price Received*	106.0%	102.1%	- 3.7%	103.7%	103.5%	- 0.2%
New Listings	18	10	- 44.4%	145	121	- 16.6%

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

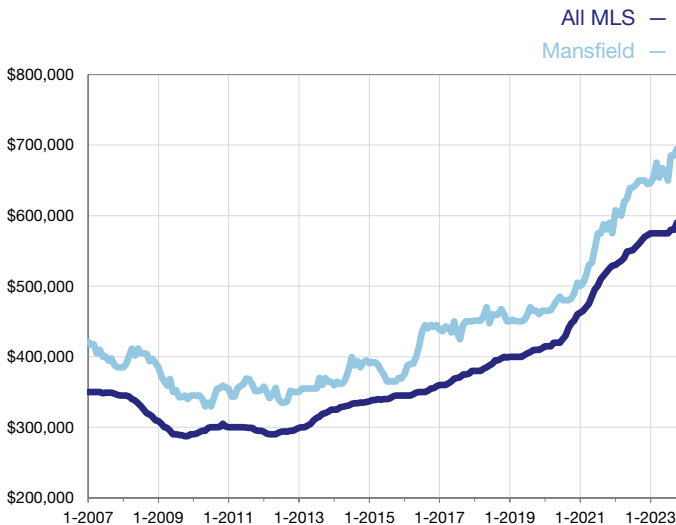
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	57	26	- 54.4%
Closed Sales	5	4	- 20.0%	56	25	- 55.4%
Median Sales Price*	\$317,000	\$317,500	+ 0.2%	\$294,250	\$400,000	+ 35.9%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	48	10	- 79.2%	21	21	0.0%
Percent of Original List Price Received*	98.8%	111.0%	+ 12.3%	104.8%	105.8%	+ 1.0%
New Listings	4	0	- 100.0%	59	27	- 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

