

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	123	102	- 17.1%
Closed Sales	10	9	- 10.0%	126	94	- 25.4%
Median Sales Price*	\$870,000	\$930,000	+ 6.9%	\$988,500	\$909,500	- 8.0%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 39.5%	22	25	+ 13.6%
Percent of Original List Price Received*	98.9%	104.0%	+ 5.2%	106.1%	102.9%	- 3.0%
New Listings	8	13	+ 62.5%	143	118	- 17.5%

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

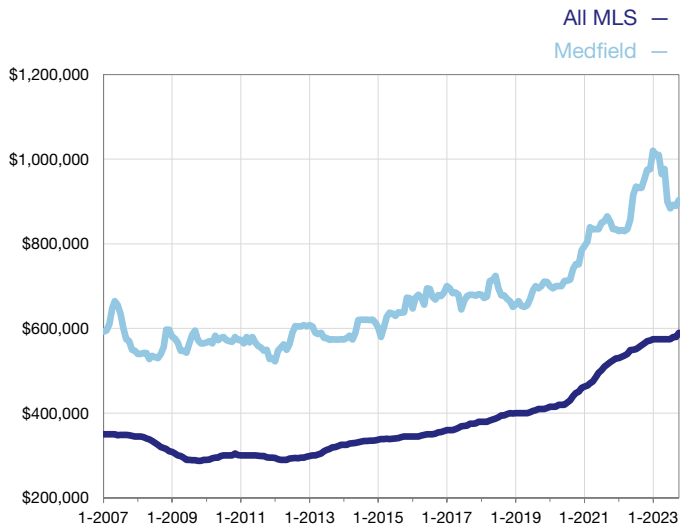
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	27	16	- 40.7%
Closed Sales	2	2	0.0%	29	13	- 55.2%
Median Sales Price*	\$495,000	\$622,250	+ 25.7%	\$735,000	\$789,900	+ 7.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	29	28	- 3.4%
Percent of Original List Price Received*	98.0%	99.9%	+ 1.9%	100.4%	100.5%	+ 0.1%
New Listings	3	5	+ 66.7%	30	22	- 26.7%

\* 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

