

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlefield

### Single-Family Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1         | 0                | - 100.0% | 7            | 4                | - 42.9% |
| Closed Sales                             | 2         | 1                | - 50.0%  | 4            | 4                | 0.0%    |
| Median Sales Price*                      | \$307,500 | <b>\$340,000</b> | + 10.6%  | \$307,500    | <b>\$239,950</b> | - 22.0% |
| Inventory of Homes for Sale              | 0         | 1                | --       | --           | --               | --      |
| Months Supply of Inventory               | 0.0       | 1.0              | --       | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 64        | 67               | + 4.7%   | 47           | 59               | + 25.5% |
| Percent of Original List Price Received* | 97.4%     | 101.5%           | + 4.2%   | 98.9%        | 97.4%            | - 1.5%  |
| New Listings                             | 0         | 0                | --       | 6            | 5                | - 16.7% |

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

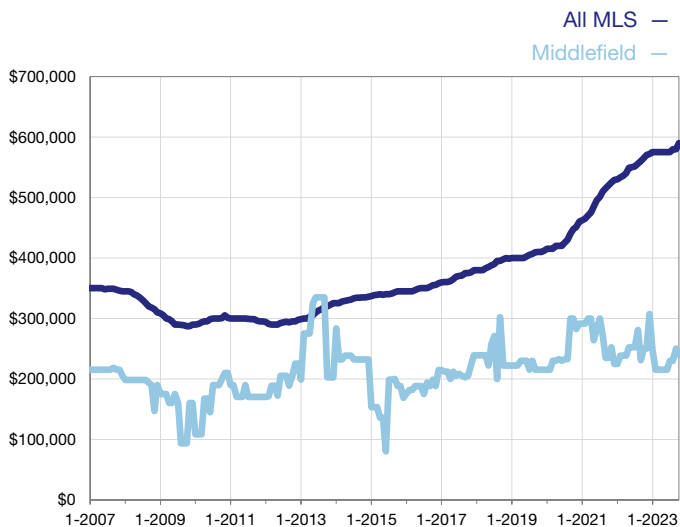
### Condominium Properties

| Key Metrics                              | October |            |       | Year to Date |            |       |
|--|---------|------------|-------|--------------|------------|-------|
|  | 2022    | 2023       | + / - | 2022         | 2023       | + / - |
| Pending Sales                            | 0       | 0          | --    | 0            | 0          | --    |
| Closed Sales                             | 0       | 0          | --    | 0            | 0          | --    |
| Median Sales Price*                      | \$0     | <b>\$0</b> | --    | \$0          | <b>\$0</b> | --    |
| Inventory of Homes for Sale              | 0       | 0          | --    | --           | --         | --    |
| Months Supply of Inventory               | 0.0     | 0.0        | --    | --           | --         | --    |
| Cumulative Days on Market Until Sale     | 0       | 0          | --    | 0            | 0          | --    |
| Percent of Original List Price Received* | 0.0%    | 0.0%       | --    | 0.0%         | 0.0%       | --    |
| New Listings                             | 0       | 0          | --    | 0            | 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

