

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	6	- 70.0%	146	114	- 21.9%
Closed Sales	18	16	- 11.1%	140	114	- 18.6%
Median Sales Price*	\$607,751	\$660,000	+ 8.6%	\$658,750	\$717,500	+ 8.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	22	21	- 4.5%
Percent of Original List Price Received*	99.5%	99.9%	+ 0.4%	103.2%	103.0%	- 0.2%
New Listings	7	6	- 14.3%	152	127	- 16.4%

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

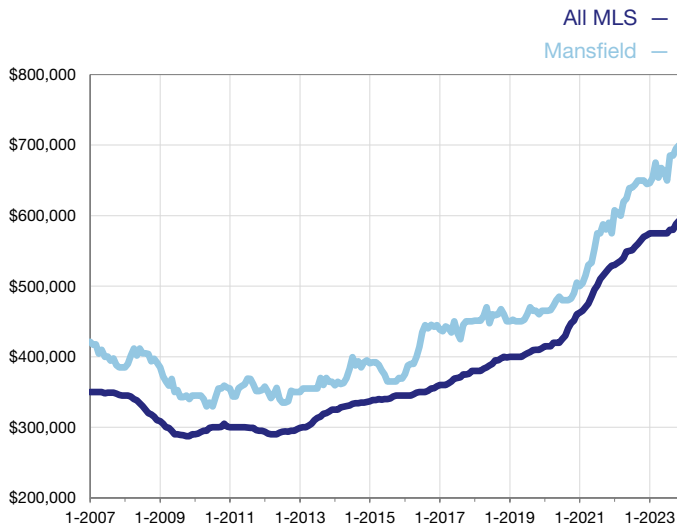
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	60	27	- 55.0%
Closed Sales	4	0	- 100.0%	60	25	- 58.3%
Median Sales Price*	\$308,500	\$0	- 100.0%	\$299,250	\$400,000	+ 33.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	20	21	+ 5.0%
Percent of Original List Price Received*	104.5%	0.0%	- 100.0%	104.8%	105.8%	+ 1.0%
New Listings	1	3	+ 200.0%	60	30	- 50.0%

* 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

