

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	129	109	- 15.5%
Closed Sales	8	5	- 37.5%	134	99	- 26.1%
Median Sales Price*	\$814,500	\$1,070,000	+ 31.4%	\$976,000	\$915,000	- 6.3%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	22	24	+ 9.1%
Percent of Original List Price Received*	99.3%	105.8%	+ 6.5%	105.7%	103.0%	- 2.6%
New Listings	3	7	+ 133.3%	146	125	- 14.4%

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

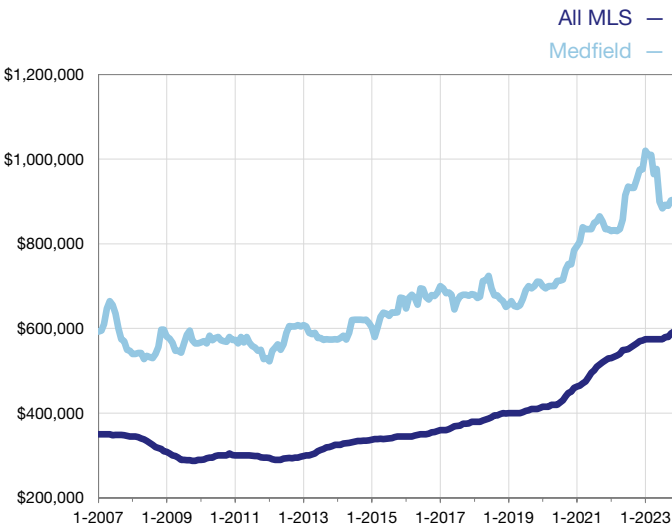
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	29	17	- 41.4%
Closed Sales	2	3	+ 50.0%	31	16	- 48.4%
Median Sales Price*	\$506,000	\$312,000	- 38.3%	\$670,000	\$610,500	- 8.9%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	25	14	- 44.0%	29	26	- 10.3%
Percent of Original List Price Received*	91.8%	101.4%	+ 10.5%	99.8%	100.7%	+ 0.9%
New Listings	5	1	- 80.0%	35	23	- 34.3%

* 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

