

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	154	117	- 24.0%
Closed Sales	21	4	- 81.0%	161	118	- 26.7%
Median Sales Price*	\$585,000	\$704,000	+ 20.3%	\$645,000	\$717,500	+ 11.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	23	21	- 8.7%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	102.8%	102.9%	+ 0.1%
New Listings	5	1	- 80.0%	157	128	- 18.5%

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

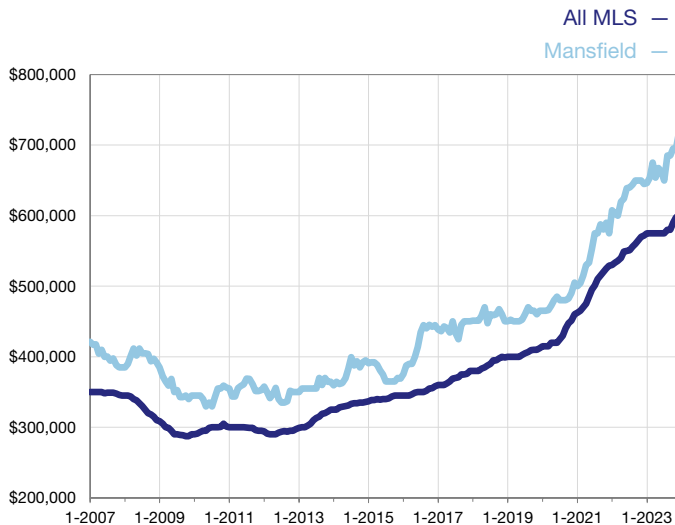
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	61	29	- 52.5%
Closed Sales	6	2	- 66.7%	66	27	- 59.1%
Median Sales Price*	\$315,000	\$235,750	- 25.2%	\$300,000	\$395,000	+ 31.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	26	6	- 76.9%	21	20	- 4.8%
Percent of Original List Price Received*	97.9%	103.3%	+ 5.5%	104.2%	105.6%	+ 1.3%
New Listings	0	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

