

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	134	112	- 16.4%
Closed Sales	6	10	+ 66.7%	140	109	- 22.1%
Median Sales Price*	\$957,000	<b>\$874,500</b>	- 8.6%	\$976,000	<b>\$904,000</b>	- 7.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	26	- 25.7%	23	24	+ 4.3%
Percent of Original List Price Received*	94.3%	<b>102.8%</b>	+ 9.0%	105.2%	<b>103.0%</b>	- 2.1%
New Listings	3	0	- 100.0%	149	124	- 16.8%

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

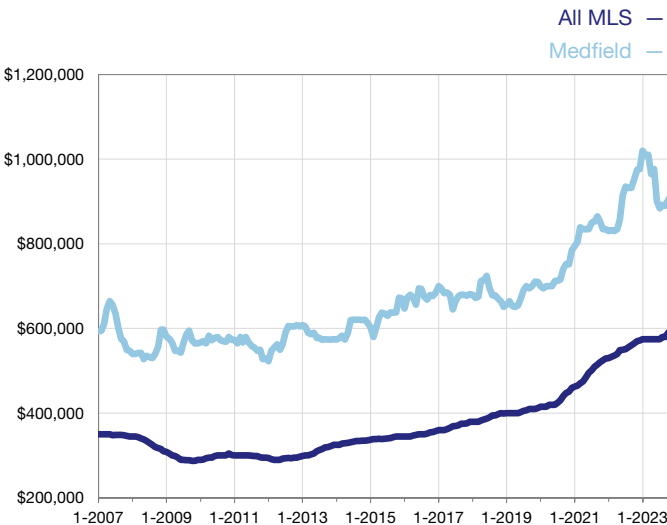
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	31	19	- 38.7%
Closed Sales	1	4	+ 300.0%	32	20	- 37.5%
Median Sales Price*	\$285,000	<b>\$722,000</b>	+ 153.3%	\$655,000	<b>\$610,500</b>	- 6.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	36	106	+ 194.4%	29	42	+ 44.8%
Percent of Original List Price Received*	96.6%	<b>94.1%</b>	- 2.6%	99.7%	<b>99.4%</b>	- 0.3%
New Listings	0	0	--	35	22	- 37.1%

\* 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

