

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

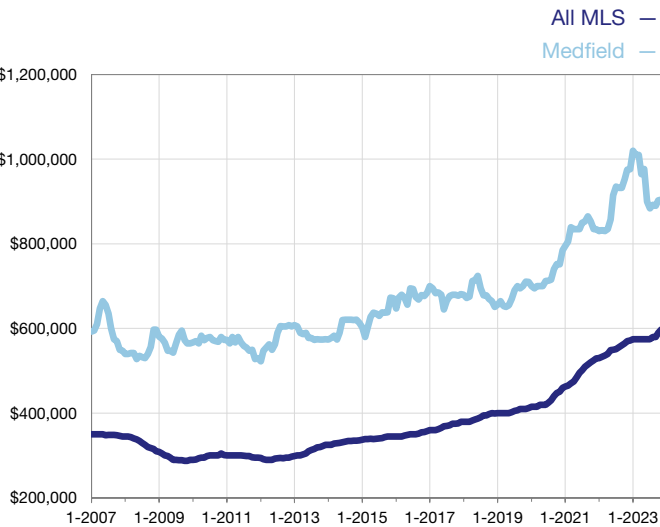
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales				2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*				\$1,117,500	\$1,036,000	- 7.3%	\$1,117,500	\$1,036,000	- 7.3%
Inventory of Homes for Sale				7	6	- 14.3%	--	--	--
Months Supply of Inventory				0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale				42	21	- 50.0%	42	21	- 50.0%
Percent of Original List Price Received*				94.9%	98.6%	+ 3.9%	94.9%	98.6%	+ 3.9%
New Listings				3	6	+ 100.0%	3	6	+ 100.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	3	--	0	3	--
Closed Sales				2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*				\$1,015,000	\$0	- 100.0%	\$1,015,000	\$0	- 100.0%
Inventory of Homes for Sale				4	4	0.0%	--	--	--
Months Supply of Inventory				1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale				31	0	- 100.0%	31	0	- 100.0%
Percent of Original List Price Received*				97.6%	0.0%	- 100.0%	97.6%	0.0%	- 100.0%
New Listings				0	5	--	0	5	--

* 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

