

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mansfield

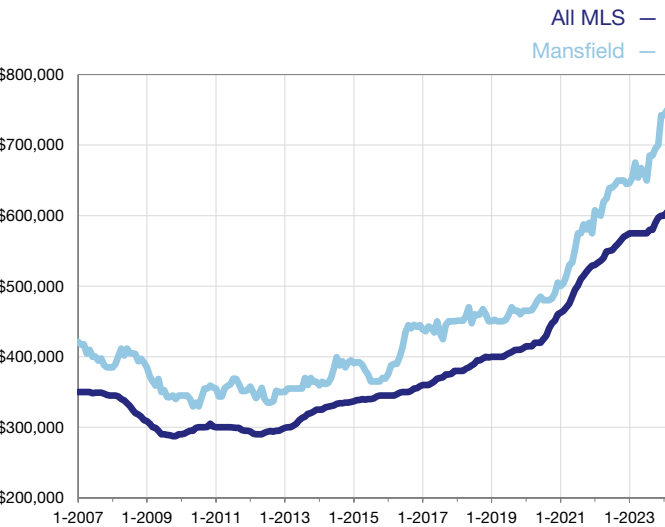
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	10	11	+ 10.0%
Closed Sales	5	3	- 40.0%	11	10	- 9.1%
Median Sales Price*	\$703,500	\$440,000	- 37.5%	\$703,500	\$549,500	- 21.9%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.3	0.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.2%	24	34	+ 41.7%
Percent of Original List Price Received*	101.9%	98.2%	- 3.6%	102.3%	97.7%	- 4.5%
New Listings	6	6	0.0%	11	12	+ 9.1%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$330,000	--	\$450,000	\$326,500	- 27.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	25	19	- 24.0%
Percent of Original List Price Received*	0.0%	110.0%	--	100.0%	106.3%	+ 6.3%
New Listings	3	2	- 33.3%	3	2	- 33.3%

* 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

