

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

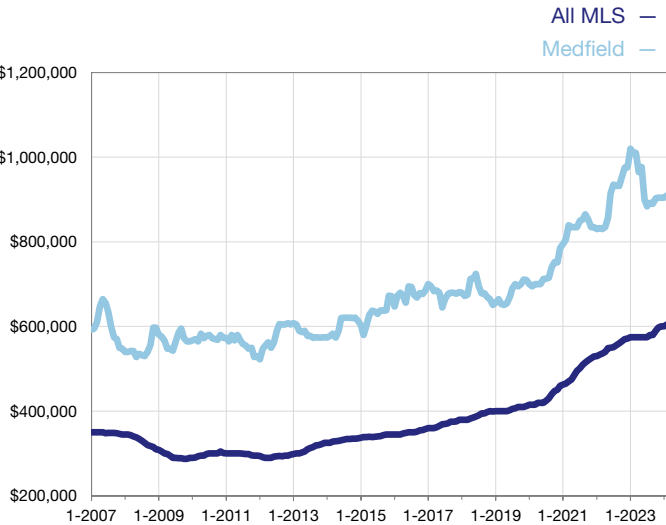
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	6	+ 20.0%	6	9	+ 50.0%
Closed Sales				3	3	0.0%	5	9	+ 80.0%
Median Sales Price*				\$815,000	\$675,000	- 17.2%	\$815,000	\$835,000	+ 2.5%
Inventory of Homes for Sale				6	4	- 33.3%	--	--	--
Months Supply of Inventory				0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale				45	62	+ 37.8%	44	35	- 20.5%
Percent of Original List Price Received*				94.8%	94.2%	- 0.6%	94.8%	97.2%	+ 2.5%
New Listings				5	5	0.0%	8	11	+ 37.5%

\* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	6	+ 200.0%	2	9	+ 350.0%
Closed Sales				0	5	--	2	5	+ 150.0%
Median Sales Price*				\$0	\$669,000	--	\$1,015,000	\$669,000	- 34.1%
Inventory of Homes for Sale				5	4	- 20.0%	--	--	--
Months Supply of Inventory				1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale				0	39	--	31	39	+ 25.8%
Percent of Original List Price Received*				0.0%	99.8%	--	97.6%	99.8%	+ 2.3%
New Listings				4	6	+ 50.0%	4	11	+ 175.0%

\* 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

