

Medfield

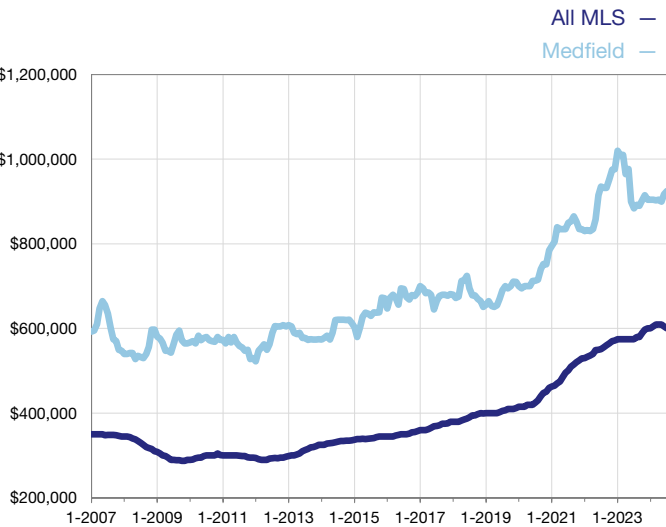
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	75	80	+ 6.7%
Closed Sales	12	19	+ 58.3%	61	67	+ 9.8%
Median Sales Price*	\$882,250	\$1,225,000	+ 38.8%	\$881,500	\$1,175,000	+ 33.3%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	19	18	- 5.3%	28	22	- 21.4%
Percent of Original List Price Received*	104.6%	104.7%	+ 0.1%	103.3%	103.8%	+ 0.5%
New Listings	9	13	+ 44.4%	83	95	+ 14.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	9	27	+ 200.0%
Closed Sales	1	4	+ 300.0%	10	22	+ 120.0%
Median Sales Price*	\$857,500	\$982,500	+ 14.6%	\$703,950	\$850,000	+ 20.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.2	1.0	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	17	28	+ 64.7%	32	35	+ 9.4%
Percent of Original List Price Received*	97.5%	102.9%	+ 5.5%	101.1%	99.6%	- 1.5%
New Listings	4	3	- 25.0%	13	28	+ 115.4%

* 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

