

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mansfield

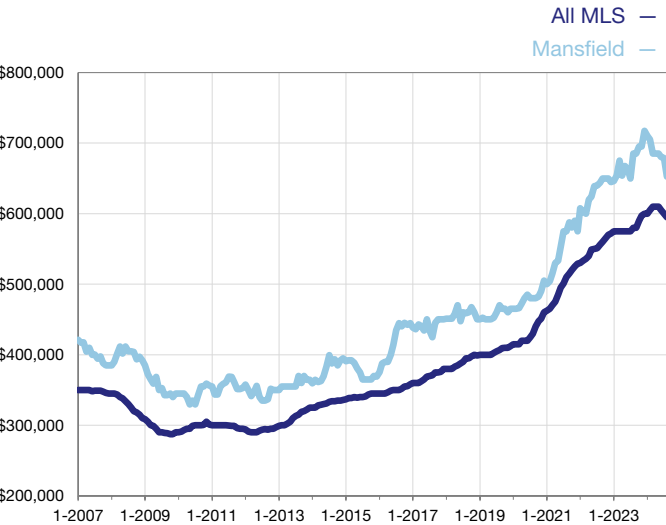
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				13	12	- 7.7%	81	67	- 17.3%
Closed Sales				19	10	- 47.4%	78	60	- 23.1%
Median Sales Price*				\$770,000	\$857,500	+ 11.4%	\$732,750	\$682,500	- 6.9%
Inventory of Homes for Sale				11	9	- 18.2%	--	--	--
Months Supply of Inventory				1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale				21	12	- 42.9%	20	23	+ 15.0%
Percent of Original List Price Received*				104.5%	101.7%	- 2.7%	104.0%	102.2%	- 1.7%
New Listings				12	10	- 16.7%	90	76	- 15.6%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	6	+ 100.0%	21	17	- 19.0%
Closed Sales				4	1	- 75.0%	18	12	- 33.3%
Median Sales Price*				\$397,500	\$515,000	+ 29.6%	\$439,500	\$452,500	+ 3.0%
Inventory of Homes for Sale				1	2	+ 100.0%	--	--	--
Months Supply of Inventory				0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale				11	54	+ 390.9%	23	26	+ 13.0%
Percent of Original List Price Received*				109.4%	98.1%	- 10.3%	105.4%	102.0%	- 3.2%
New Listings				3	6	+ 100.0%	22	21	- 4.5%

\* 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

