

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

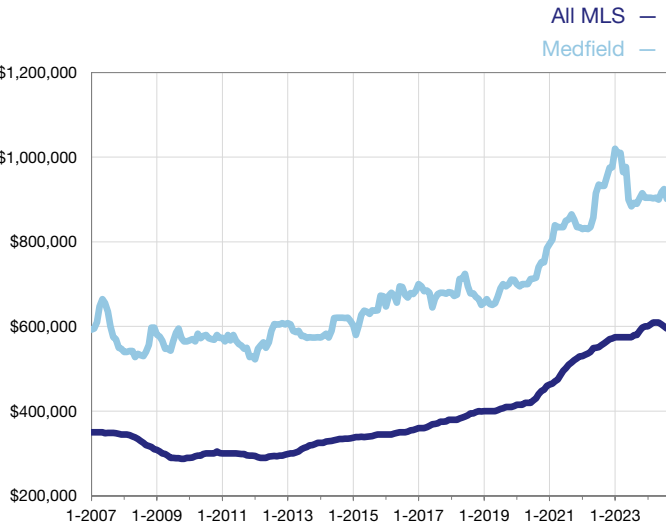
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	82	88	+ 7.3%
Closed Sales	16	13	- 18.8%	77	80	+ 3.9%
Median Sales Price*	\$993,000	\$1,195,000	+ 20.3%	\$904,000	\$1,177,500	+ 30.3%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	25	+ 66.7%	25	23	- 8.0%
Percent of Original List Price Received*	103.4%	102.2%	- 1.2%	103.3%	103.5%	+ 0.2%
New Listings	8	12	+ 50.0%	91	106	+ 16.5%

\* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	11	26	+ 136.4%
Closed Sales	1	3	+ 200.0%	11	25	+ 127.3%
Median Sales Price*	\$1,060,000	\$552,500	- 47.9%	\$789,900	\$850,000	+ 7.6%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	31	33	+ 6.5%
Percent of Original List Price Received*	96.5%	101.9%	+ 5.6%	100.7%	99.9%	- 0.8%
New Listings	1	0	- 100.0%	14	27	+ 92.9%

\* 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

