

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

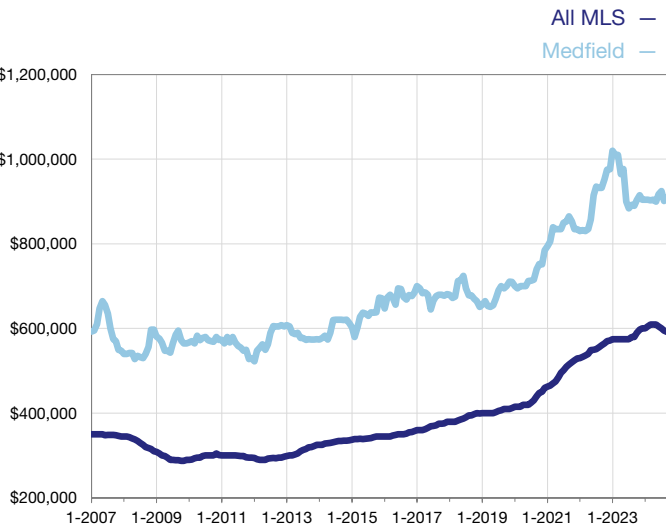
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	19	+ 90.0%	92	105	+ 14.1%
Closed Sales	8	11	+ 37.5%	85	91	+ 7.1%
Median Sales Price*	\$876,000	\$1,198,000	+ 36.8%	\$903,000	\$1,180,000	+ 30.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	28	+ 27.3%	25	23	- 8.0%
Percent of Original List Price Received*	97.8%	101.5%	+ 3.8%	102.8%	103.3%	+ 0.5%
New Listings	13	21	+ 61.5%	104	125	+ 20.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	12	27	+ 125.0%
Closed Sales	0	2	--	11	27	+ 145.5%
Median Sales Price*	\$0	\$1,250,000	--	\$789,900	\$850,000	+ 7.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	0	91	--	31	37	+ 19.4%
Percent of Original List Price Received*	0.0%	98.2%	--	100.7%	99.7%	- 1.0%
New Listings	3	2	- 33.3%	17	30	+ 76.5%

\* 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

