

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	13	+ 62.5%	100	115	+ 15.0%
Closed Sales	9	16	+ 77.8%	94	107	+ 13.8%
Median Sales Price*	\$930,000	<b>\$980,000</b>	+ 5.4%	\$909,500	<b>\$1,175,000</b>	+ 29.2%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	25	24	- 4.0%
Percent of Original List Price Received*	104.0%	98.9%	- 4.9%	102.9%	102.6%	- 0.3%
New Listings	13	9	- 30.8%	117	133	+ 13.7%

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

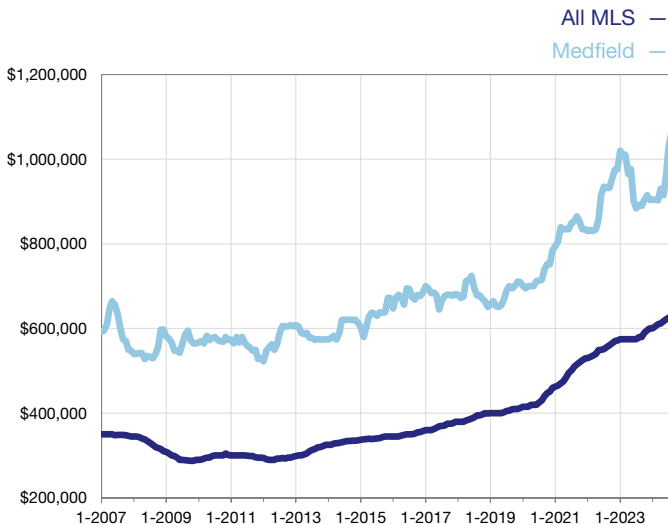
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	16	30	+ 87.5%
Closed Sales	2	1	- 50.0%	13	28	+ 115.4%
Median Sales Price*	\$622,250	<b>\$1,200,000</b>	+ 92.8%	\$789,900	<b>\$850,000</b>	+ 7.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.0	- 63.0%	--	--	--
Cumulative Days on Market Until Sale	15	20	+ 33.3%	28	36	+ 28.6%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	100.5%	99.7%	- 0.8%
New Listings	5	1	- 80.0%	22	32	+ 45.5%

\* 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

