

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Medfield

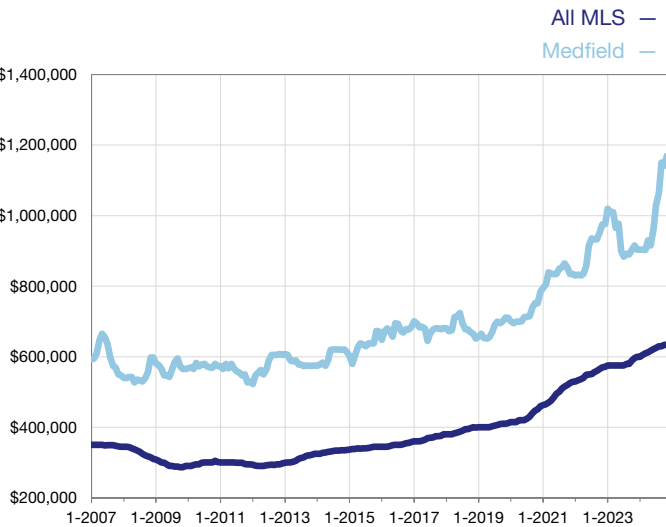
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	109	120	+ 10.1%
Closed Sales	5	9	+ 80.0%	99	117	+ 18.2%
Median Sales Price*	\$1,070,000	\$1,180,000	+ 10.3%	\$915,000	\$1,175,000	+ 28.4%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	50	+ 257.1%	24	26	+ 8.3%
Percent of Original List Price Received*	105.8%	101.7%	- 3.9%	103.0%	102.5%	- 0.5%
New Listings	7	5	- 28.6%	124	138	+ 11.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	17	30	+ 76.5%
Closed Sales	3	0	- 100.0%	16	28	+ 75.0%
Median Sales Price*	\$312,000	\$0	- 100.0%	\$610,500	\$850,000	+ 39.2%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	26	36	+ 38.5%
Percent of Original List Price Received*	101.4%	0.0%	- 100.0%	100.7%	99.7%	- 1.0%
New Listings	1	2	+ 100.0%	23	34	+ 47.8%

\* 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

