

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

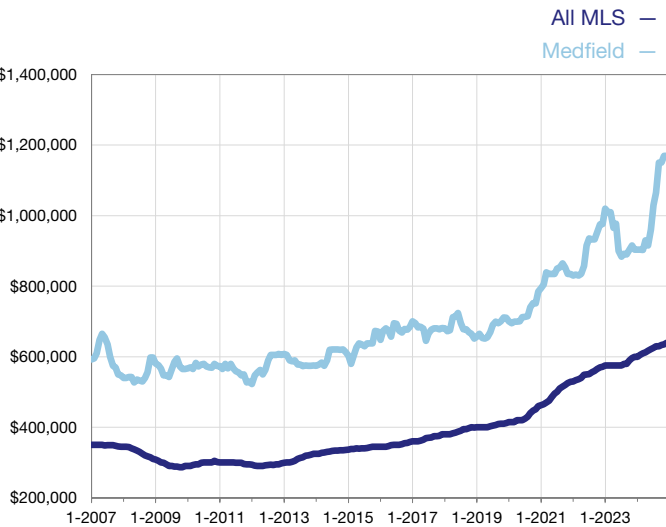
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	112	126	+ 12.5%
Closed Sales	10	7	- 30.0%	109	124	+ 13.8%
Median Sales Price*	\$874,500	\$882,500	+ 0.9%	\$904,000	\$1,170,000	+ 29.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	38	+ 46.2%	24	27	+ 12.5%
Percent of Original List Price Received*	102.8%	98.5%	- 4.2%	103.0%	102.3%	- 0.7%
New Listings	0	2	--	124	141	+ 13.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	18	31	+ 72.2%
Closed Sales	4	1	- 75.0%	20	29	+ 45.0%
Median Sales Price*	\$722,000	\$800,000	+ 10.8%	\$610,500	\$850,000	+ 39.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	106	172	+ 62.3%	42	41	- 2.4%
Percent of Original List Price Received*	94.1%	94.2%	+ 0.1%	99.4%	99.5%	+ 0.1%
New Listings	0	1	--	23	35	+ 52.2%

* 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

