

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

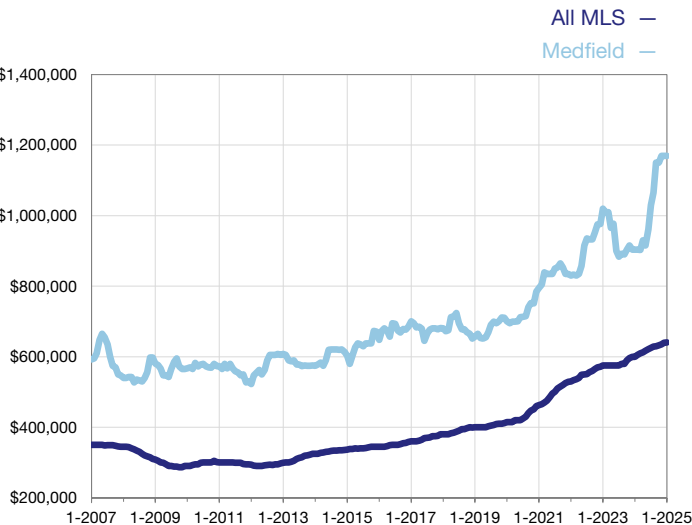
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$1,036,000	\$1,045,000	+ 0.9%	\$1,036,000	\$1,045,000	+ 0.9%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	52	+ 147.6%	21	52	+ 147.6%
Percent of Original List Price Received*	98.6%	96.7%	- 1.9%	98.6%	96.7%	- 1.9%
New Listings	6	14	+ 133.3%	6	14	+ 133.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$729,500	--	\$0	\$729,500	--
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	0	23	--
Percent of Original List Price Received*	0.0%	98.0%	--	0.0%	98.0%	--
New Listings	5	1	- 80.0%	5	1	- 80.0%

* 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

