

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

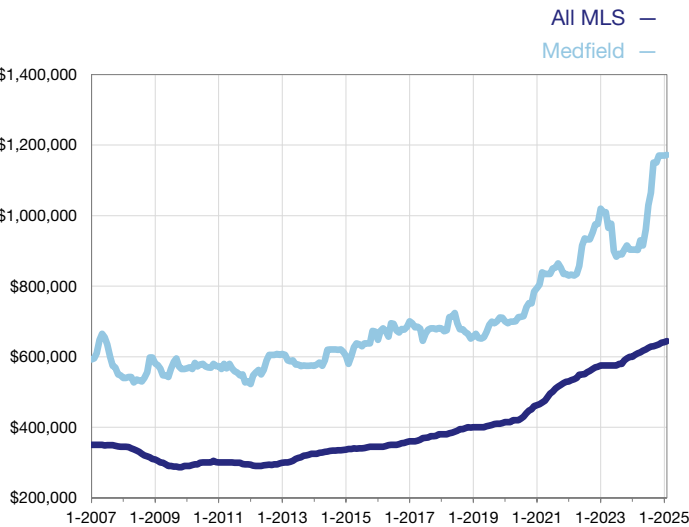
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	8	14	+ 75.0%
Closed Sales	3	5	+ 66.7%	9	12	+ 33.3%
Median Sales Price*	\$675,000	\$825,000	+ 22.2%	\$835,000	\$985,000	+ 18.0%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	62	29	- 53.2%	35	43	+ 22.9%
Percent of Original List Price Received*	94.2%	98.3%	+ 4.4%	97.2%	97.4%	+ 0.2%
New Listings	6	7	+ 16.7%	12	21	+ 75.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	0	- 100.0%	9	2	- 77.8%
Closed Sales	5	1	- 80.0%	5	3	- 40.0%
Median Sales Price*	\$669,000	\$825,000	+ 23.3%	\$669,000	\$825,000	+ 23.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	52	+ 33.3%	39	32	- 17.9%
Percent of Original List Price Received*	99.8%	99.5%	- 0.3%	99.8%	98.5%	- 1.3%
New Listings	5	0	- 100.0%	10	1	- 90.0%

* 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

