

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	122	96	- 21.3%
Closed Sales	6	6	0.0%	123	93	- 24.4%
Median Sales Price*	\$933,250	\$1,010,000	+ 8.2%	\$1,170,000	\$1,085,000	- 7.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 24.4%	27	30	+ 11.1%
Percent of Original List Price Received*	98.3%	101.8%	+ 3.6%	102.3%	100.5%	- 1.8%
New Listings	2	3	+ 50.0%	139	107	- 23.0%

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

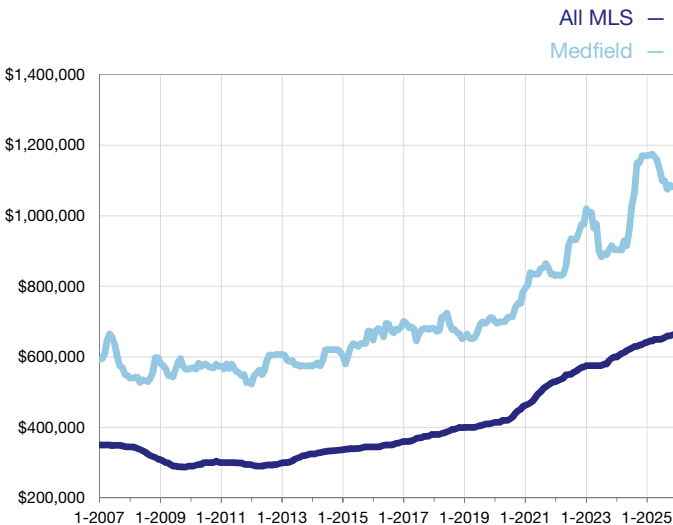
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	0	- 100.0%	32	23	- 28.1%
Closed Sales	2	2	0.0%	30	25	- 16.7%
Median Sales Price*	\$682,500	\$861,000	+ 26.2%	\$850,000	\$890,000	+ 4.7%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	96	46	- 52.1%	40	48	+ 20.0%
Percent of Original List Price Received*	97.1%	96.4%	- 0.7%	99.6%	100.3%	+ 0.7%
New Listings	1	0	- 100.0%	36	24	- 33.3%

* 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

