

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	9	+ 28.6%	12	15	+ 25.0%
Closed Sales	5	5	0.0%	12	13	+ 8.3%
Median Sales Price*	\$825,000	\$1,125,000	+ 36.4%	\$985,000	\$1,125,000	+ 14.2%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	54	+ 86.2%	43	48	+ 11.6%
Percent of Original List Price Received*	98.3%	96.5%	- 1.8%	97.4%	97.4%	0.0%
New Listings	7	12	+ 71.4%	19	20	+ 5.3%

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

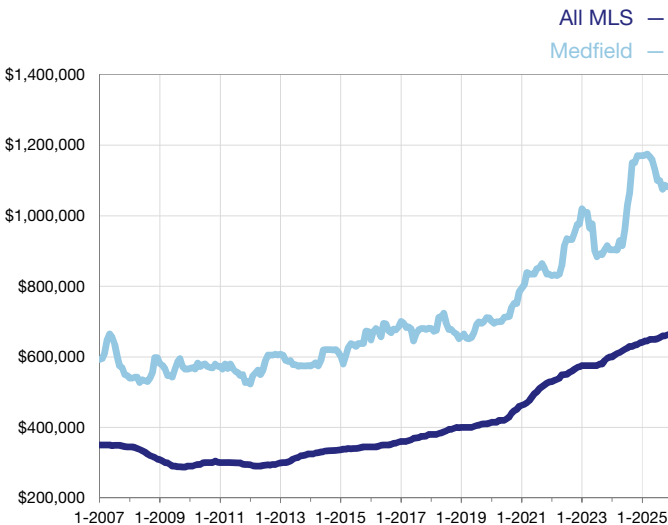
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$825,000	\$0	- 100.0%	\$825,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	0	- 100.0%	32	0	- 100.0%
Percent of Original List Price Received*	99.5%	0.0%	- 100.0%	98.5%	0.0%	- 100.0%
New Listings	0	2	--	3	4	+ 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

