

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Medfield

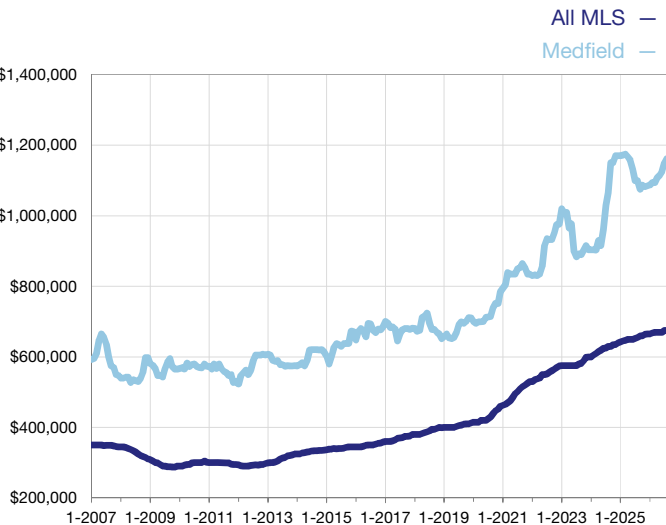
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	70	86	+ 22.9%
Closed Sales	10	11	+ 10.0%	74	89	+ 20.3%
Median Sales Price*	\$1,197,500	\$1,235,000	+ 3.1%	\$1,094,500	\$1,195,000	+ 9.2%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	27	29	+ 7.4%
Percent of Original List Price Received*	97.2%	100.8%	+ 3.7%	101.2%	101.1%	- 0.1%
New Listings	4	3	- 25.0%	84	94	+ 11.9%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	19	19	0.0%
Closed Sales	2	1	- 50.0%	20	18	- 10.0%
Median Sales Price*	\$1,301,000	\$750,000	- 42.4%	\$857,500	\$862,500	+ 0.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	20	+ 66.7%	42	23	- 45.2%
Percent of Original List Price Received*	111.0%	96.8%	- 12.8%	101.4%	100.0%	- 1.4%
New Listings	1	2	+ 100.0%	20	25	+ 25.0%

* 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

