Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Medfield

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**11**	+ 57.1%	83	**100**	+ 20.5%
Closed Sales	6	**5**	- 16.7%	83	**98**	+ 18.1%
Median Sales Price*	$1,110,500	**$1,042,700**	- 6.1%	$1,089,000	**$1,178,000**	+ 8.2%
Inventory of Homes for Sale	16	**11**	- 31.3%	--	--	--
Months Supply of Inventory	2.0	**1.2**	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	62	**48**	- 22.6%	30	**31**	+ 3.3%
Percent of Original List Price Received*	94.7%	**96.1%**	+ 1.5%	100.7%	**100.7%**	0.0%
New Listings	13	**11**	- 15.4%	102	**113**	+ 10.8%

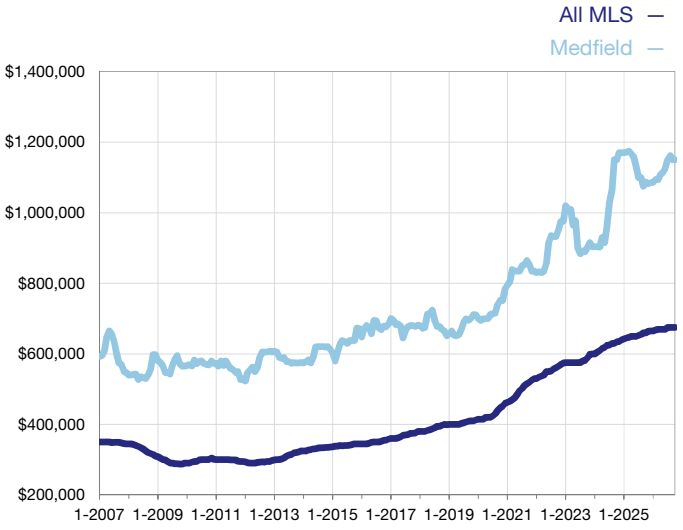
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

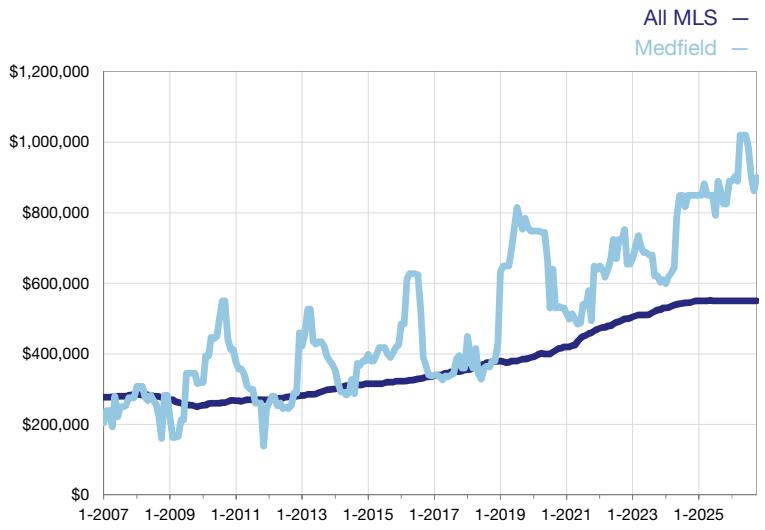
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	22	**21**	- 4.5%
Closed Sales	2	**1**	- 50.0%	23	**19**	- 17.4%
Median Sales Price*	$939,500	**$1,350,000**	+ 43.7%	$890,000	**$900,000**	+ 1.1%
Inventory of Homes for Sale	3	**6**	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	**2.2**	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	80	**44**	- 45.0%	48	**24**	- 50.0%
Percent of Original List Price Received*	96.8%	**96.5%**	- 0.3%	100.7%	**99.8%**	- 0.9%
New Listings	2	**5**	+ 150.0%	24	**31**	+ 29.2%

* 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



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