

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	22	35	+ 59.1%	249	267	+ 7.2%
Closed Sales	19	37	+ 94.7%	243	220	- 9.5%
Median Sales Price*	\$460,000	\$609,000	+ 32.4%	\$462,000	\$521,250	+ 12.8%
Inventory of Homes for Sale	98	20	- 79.6%	--	--	--
Months Supply of Inventory	3.7	0.8	- 78.4%	--	--	--
Cumulative Days on Market Until Sale	43	29	- 32.6%	70	60	- 14.3%
Percent of Original List Price Received*	95.7%	101.2%	+ 5.7%	96.6%	97.9%	+ 1.3%
New Listings	46	27	- 41.3%	346	288	- 16.8%

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

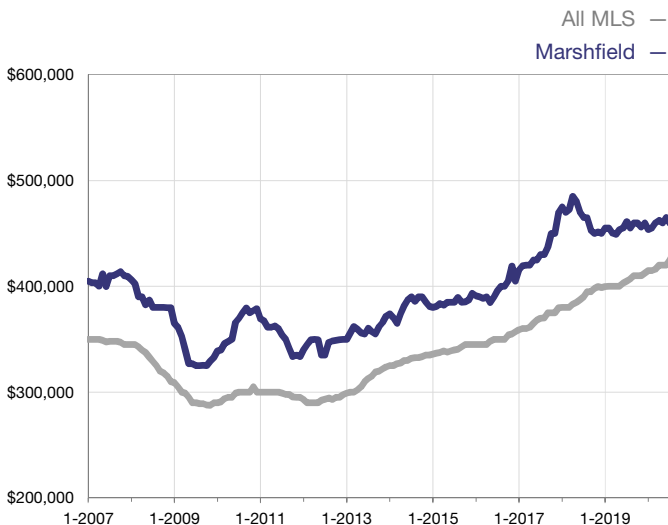
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	3	1	- 66.7%	34	28	- 17.6%
Closed Sales	5	3	- 40.0%	31	28	- 9.7%
Median Sales Price*	\$470,000	\$180,000	- 61.7%	\$300,000	\$203,500	- 32.2%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	95	21	- 77.9%	76	40	- 47.4%
Percent of Original List Price Received*	98.9%	102.7%	+ 3.8%	96.9%	99.2%	+ 2.4%
New Listings	5	2	- 60.0%	37	40	+ 8.1%

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

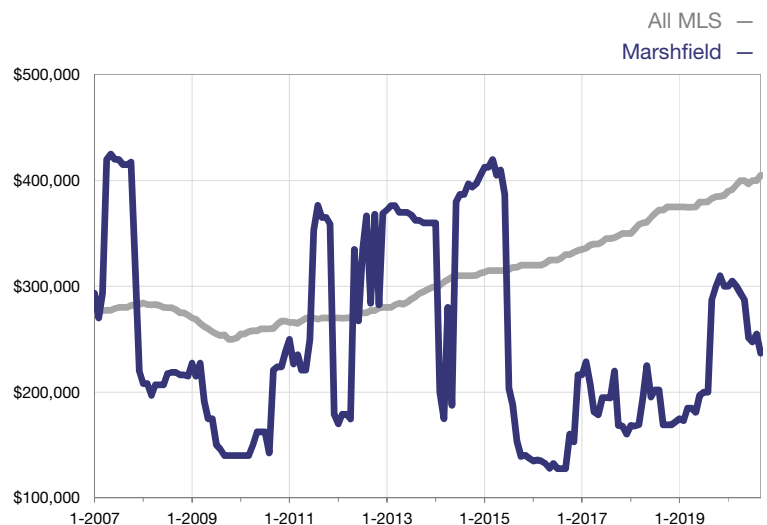
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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