

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	9	- 18.2%	278	224	- 19.4%
Closed Sales	24	17	- 29.2%	276	228	- 17.4%
Median Sales Price*	\$717,500	\$599,900	- 16.4%	\$630,000	\$662,500	+ 5.2%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	29	27	- 6.9%
Percent of Original List Price Received*	102.8%	94.3%	- 8.3%	103.5%	102.3%	- 1.2%
New Listings	9	4	- 55.6%	310	276	- 11.0%

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

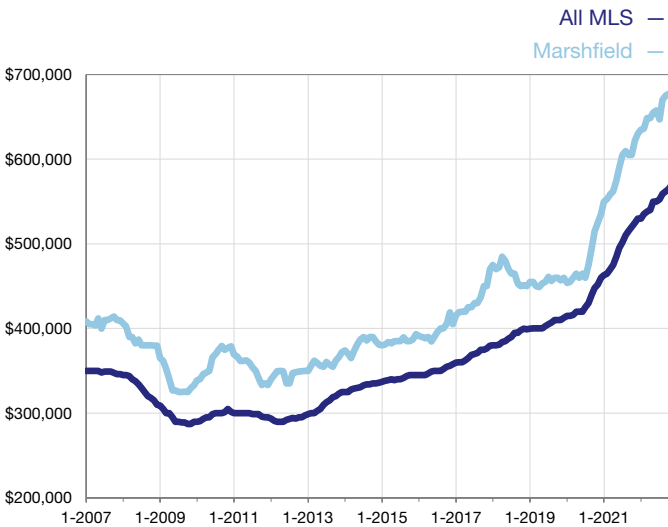
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	41	31	- 24.4%
Closed Sales	1	2	+ 100.0%	39	31	- 20.5%
Median Sales Price*	\$180,000	\$428,000	+ 137.8%	\$240,000	\$260,000	+ 8.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	162	21	- 87.0%	29	19	- 34.5%
Percent of Original List Price Received*	73.5%	101.3%	+ 37.8%	99.5%	102.0%	+ 2.5%
New Listings	0	2	--	42	34	- 19.0%

* 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

