

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	12	8	- 33.3%
Closed Sales	19	8	- 57.9%	19	8	- 57.9%
Median Sales Price*	\$682,000	\$775,000	+ 13.6%	\$682,000	\$775,000	+ 13.6%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 68.2%	22	37	+ 68.2%
Percent of Original List Price Received*	105.2%	100.1%	- 4.8%	105.2%	100.1%	- 4.8%
New Listings	11	7	- 36.4%	11	7	- 36.4%

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

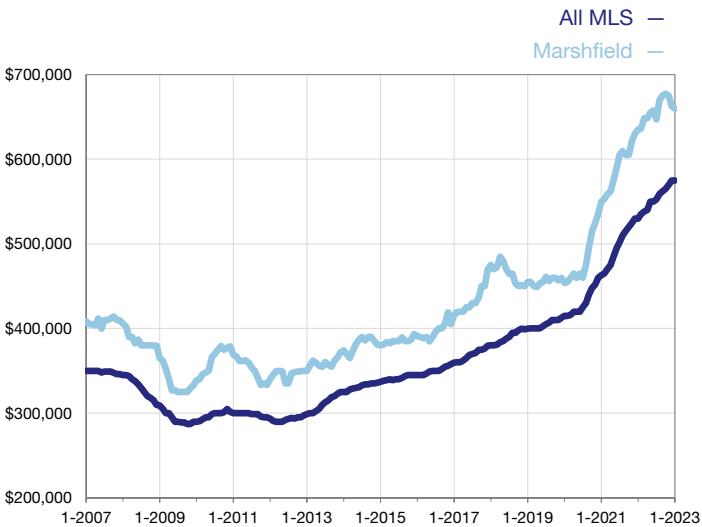
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$441,000	\$610,000	+ 38.3%	\$441,000	\$610,000	+ 38.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	30	23	- 23.3%
Percent of Original List Price Received*	95.9%	100.4%	+ 4.7%	95.9%	100.4%	+ 4.7%
New Listings	2	4	+ 100.0%	2	4	+ 100.0%

* 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

