

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	31	30	- 3.2%	188	214	+ 13.8%
Closed Sales	33	44	+ 33.3%	153	188	+ 22.9%
Median Sales Price*	\$440,000	\$506,750	+ 15.2%	\$452,500	\$465,000	+ 2.8%
Inventory of Homes for Sale	121	65	- 46.3%	--	--	--
Months Supply of Inventory	4.9	2.3	- 53.1%	--	--	--
Cumulative Days on Market Until Sale	45	50	+ 11.1%	56	77	+ 37.5%
Percent of Original List Price Received*	97.1%	96.6%	- 0.5%	96.6%	96.3%	- 0.3%
New Listings	62	33	- 46.8%	302	265	- 12.3%

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

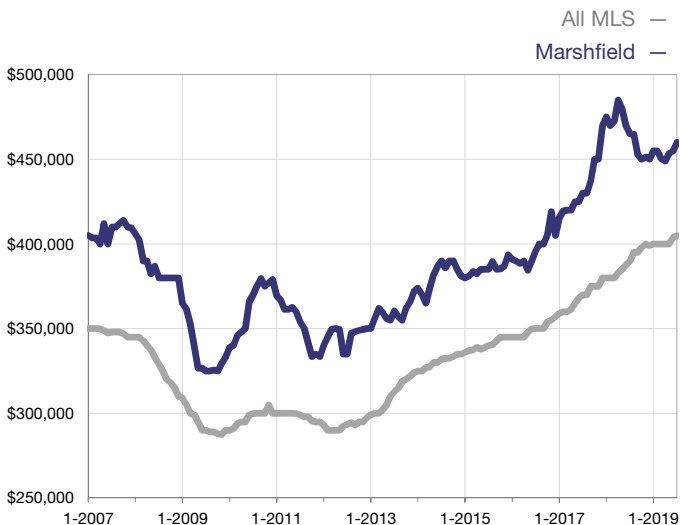
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	8	6	- 25.0%	40	27	- 32.5%
Closed Sales	6	4	- 33.3%	29	22	- 24.1%
Median Sales Price*	\$218,500	\$248,750	+ 13.8%	\$225,000	\$267,500	+ 18.9%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.3	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	36	79	+ 119.4%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	97.9%	95.8%	- 2.1%
New Listings	8	4	- 50.0%	47	31	- 34.0%

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

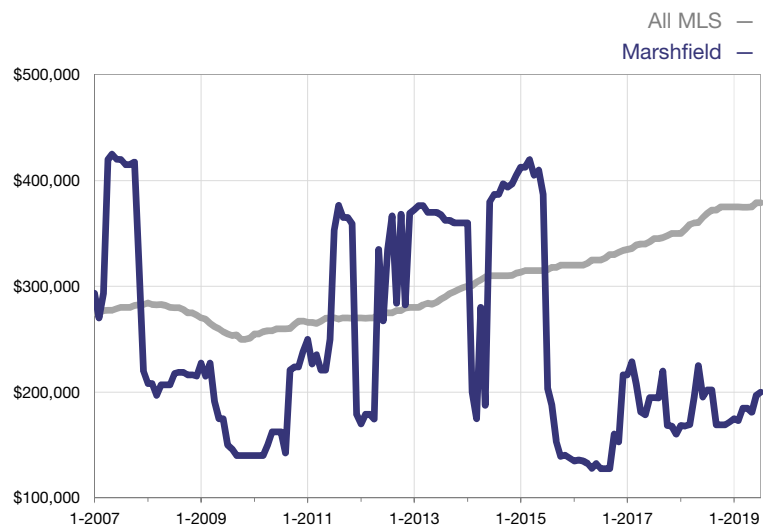
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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