

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	50	+ 47.1%	181	154	- 14.9%
Closed Sales	21	22	+ 4.8%	144	107	- 25.7%
Median Sales Price*	\$460,000	\$492,450	+ 7.1%	\$462,000	\$476,250	+ 3.1%
Inventory of Homes for Sale	77	36	- 53.2%	--	--	--
Months Supply of Inventory	2.9	1.5	- 48.3%	--	--	--
Cumulative Days on Market Until Sale	99	51	- 48.5%	85	76	- 10.6%
Percent of Original List Price Received*	92.6%	98.7%	+ 6.6%	96.2%	95.8%	- 0.4%
New Listings	34	46	+ 35.3%	231	180	- 22.1%

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

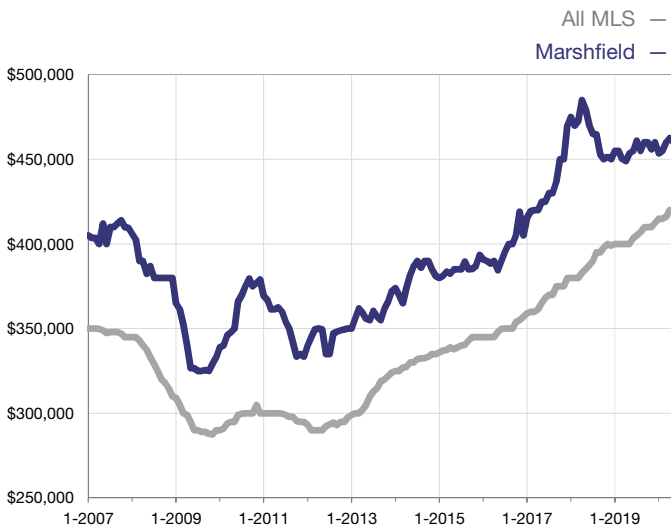
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	21	17	- 19.0%
Closed Sales	2	3	+ 50.0%	18	15	- 16.7%
Median Sales Price*	\$415,750	\$200,000	- 51.9%	\$283,750	\$193,000	- 32.0%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	82	+ 182.8%	88	39	- 55.7%
Percent of Original List Price Received*	99.0%	94.0%	- 5.1%	95.2%	98.2%	+ 3.2%
New Listings	5	4	- 20.0%	27	28	+ 3.7%

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

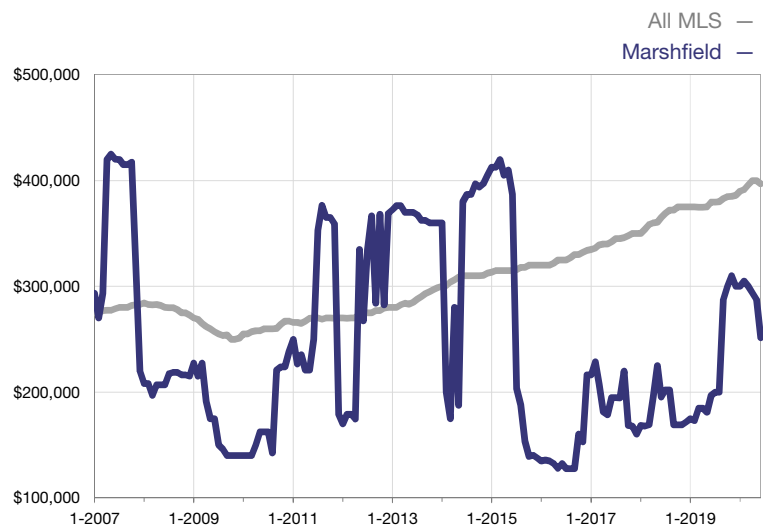
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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