

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	21	+ 90.9%	75	68	- 9.3%
Closed Sales	18	12	- 33.3%	64	55	- 14.1%
Median Sales Price*	\$511,000	\$703,750	+ 37.7%	\$470,500	\$611,000	+ 29.9%
Inventory of Homes for Sale	47	21	- 55.3%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	50	17	- 66.0%	89	33	- 62.9%
Percent of Original List Price Received*	97.9%	107.1%	+ 9.4%	95.3%	103.6%	+ 8.7%
New Listings	14	27	+ 92.9%	94	76	- 19.1%

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

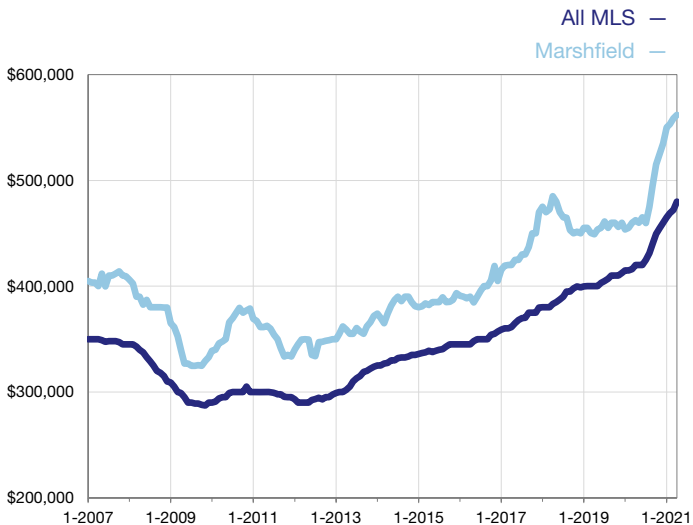
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	7	14	+ 100.0%
Closed Sales	6	3	- 50.0%	12	10	- 16.7%
Median Sales Price*	\$185,500	\$228,000	+ 22.9%	\$192,000	\$224,500	+ 16.9%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.9	0.5	- 82.8%	--	--	--
Cumulative Days on Market Until Sale	37	16	- 56.8%	29	20	- 31.0%
Percent of Original List Price Received*	98.0%	101.2%	+ 3.3%	99.2%	101.1%	+ 1.9%
New Listings	2	4	+ 100.0%	17	14	- 17.6%

* 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

