

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	39	+ 56.0%	100	106	+ 6.0%
Closed Sales	21	18	- 14.3%	85	73	- 14.1%
Median Sales Price*	\$476,250	<b>\$622,500</b>	+ 30.7%	\$471,000	<b>\$620,000</b>	+ 31.6%
Inventory of Homes for Sale	56	27	- 51.8%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	64	19	- 70.3%	83	29	- 65.1%
Percent of Original List Price Received*	94.6%	<b>106.4%</b>	+ 12.5%	95.1%	<b>104.3%</b>	+ 9.7%
New Listings	40	44	+ 10.0%	134	120	- 10.4%

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

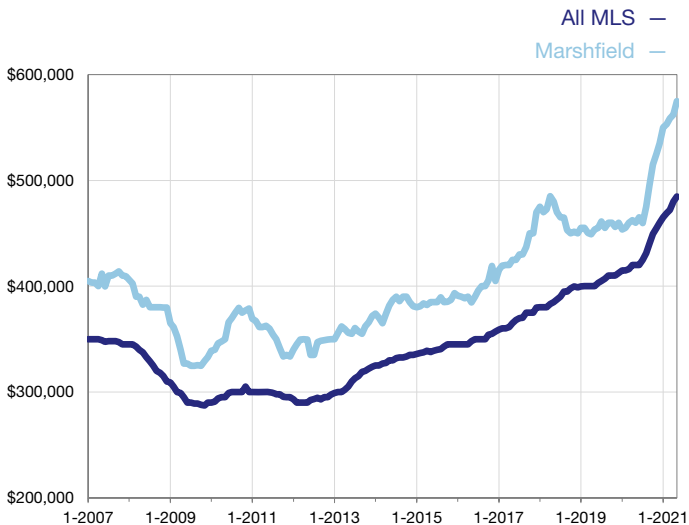
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	4	0.0%	11	17	+ 54.5%
Closed Sales	0	2	--	12	12	0.0%
Median Sales Price*	\$0	<b>\$208,500</b>	--	\$192,000	<b>\$224,000</b>	+ 16.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	0	61	--	29	27	- 6.9%
Percent of Original List Price Received*	0.0%	<b>97.5%</b>	--	99.2%	<b>100.5%</b>	+ 1.3%
New Listings	7	5	- 28.6%	24	19	- 20.8%

\* 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

