

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	27	19	- 29.6%	267	220	- 17.6%
Closed Sales	35	16	- 54.3%	252	211	- 16.3%
Median Sales Price*	\$719,000	\$687,000	- 4.5%	\$625,000	\$665,000	+ 6.4%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	33	61	+ 84.8%	28	27	- 3.6%
Percent of Original List Price Received*	101.2%	97.7%	- 3.5%	103.5%	102.9%	- 0.6%
New Listings	23	13	- 43.5%	301	272	- 9.6%

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

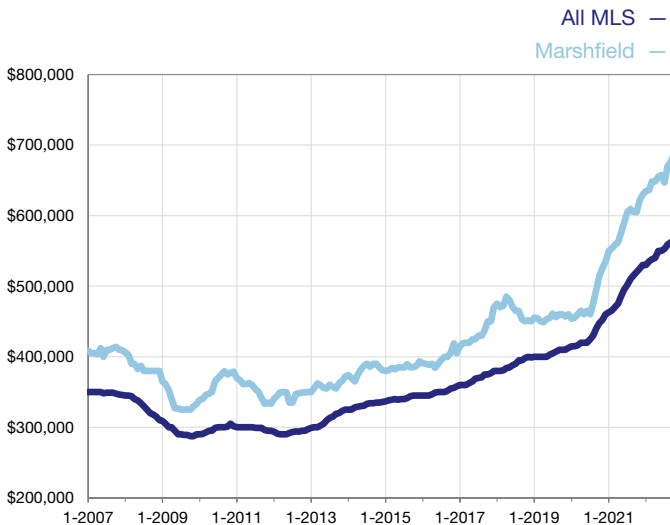
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	39	30	- 23.1%
Closed Sales	4	2	- 50.0%	38	29	- 23.7%
Median Sales Price*	\$227,450	\$255,000	+ 12.1%	\$240,000	\$260,000	+ 8.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	4	- 81.8%	25	19	- 24.0%
Percent of Original List Price Received*	99.2%	107.4%	+ 8.3%	100.2%	102.0%	+ 1.8%
New Listings	3	3	0.0%	42	32	- 23.8%

* 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

