

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	21	14	- 33.3%
Closed Sales	7	7	0.0%	26	15	- 42.3%
Median Sales Price*	\$585,000	\$610,000	+ 4.3%	\$678,500	\$708,750	+ 4.5%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	47	51	+ 8.5%	29	43	+ 48.3%
Percent of Original List Price Received*	99.6%	99.4%	- 0.2%	103.7%	99.8%	- 3.8%
New Listings	8	8	0.0%	19	15	- 21.1%

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

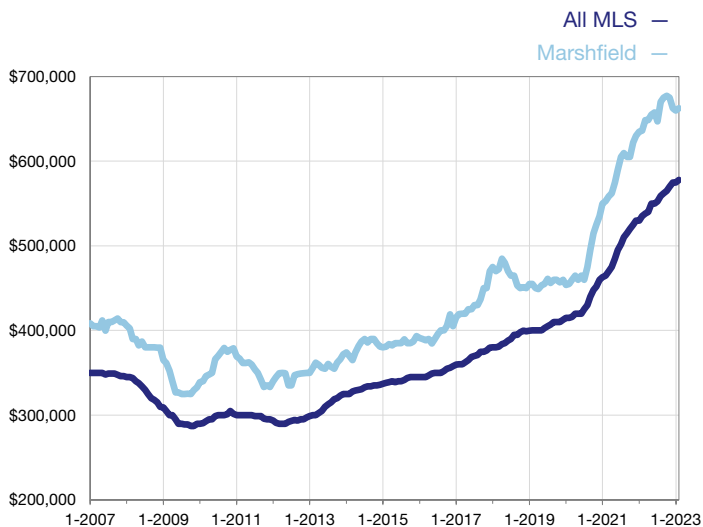
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	6	+ 100.0%
Closed Sales	3	4	+ 33.3%	5	7	+ 40.0%
Median Sales Price*	\$199,900	\$297,500	+ 48.8%	\$199,900	\$330,000	+ 65.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	26	20	- 23.1%
Percent of Original List Price Received*	98.4%	104.7%	+ 6.4%	97.4%	102.9%	+ 5.6%
New Listings	4	2	- 50.0%	6	6	0.0%

* 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

