

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	21	+ 61.5%	34	34	0.0%
Closed Sales	14	11	- 21.4%	40	26	- 35.0%
Median Sales Price*	\$650,500	\$655,000	+ 0.7%	\$665,000	\$704,375	+ 5.9%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	60	+ 81.8%	30	51	+ 70.0%
Percent of Original List Price Received*	103.0%	96.7%	- 6.1%	103.4%	98.5%	- 4.7%
New Listings	24	24	0.0%	43	39	- 9.3%

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

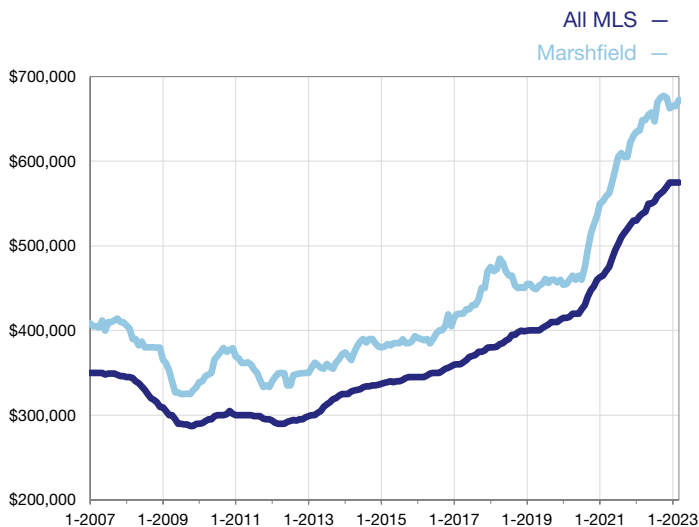
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	7	11	+ 57.1%
Closed Sales	3	2	- 33.3%	8	9	+ 12.5%
Median Sales Price*	\$600,000	\$630,000	+ 5.0%	\$437,500	\$610,000	+ 39.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	0.9	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	40	19	- 52.5%	32	20	- 37.5%
Percent of Original List Price Received*	105.1%	99.2%	- 5.6%	100.3%	102.1%	+ 1.8%
New Listings	1	5	+ 400.0%	7	11	+ 57.1%

* 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

