

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	23	+ 109.1%	45	52	+ 15.6%
Closed Sales	8	14	+ 75.0%	48	39	- 18.8%
Median Sales Price*	\$670,000	<b>\$753,250</b>	+ 12.4%	\$665,000	<b>\$708,750</b>	+ 6.6%
Inventory of Homes for Sale	34	24	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	28	42	+ 50.0%
Percent of Original List Price Received*	108.3%	99.6%	- 8.0%	104.3%	99.0%	- 5.1%
New Listings	28	23	- 17.9%	71	62	- 12.7%

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

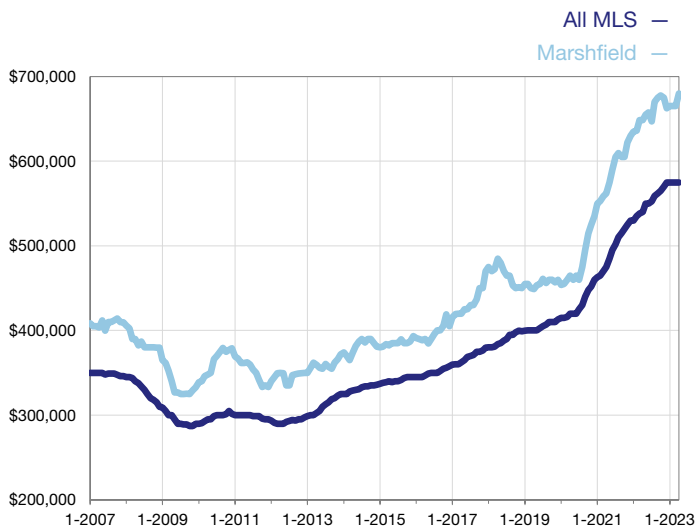
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	10	17	+ 70.0%
Closed Sales	2	6	+ 200.0%	10	15	+ 50.0%
Median Sales Price*	\$446,250	<b>\$265,500</b>	- 40.5%	\$437,500	<b>\$290,000</b>	- 33.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	14	- 33.3%	29	17	- 41.4%
Percent of Original List Price Received*	103.3%	103.6%	+ 0.3%	100.9%	102.7%	+ 1.8%
New Listings	3	4	+ 33.3%	10	15	+ 50.0%

\* 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

