

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 38 | 31 | - 18.4% | 83 | 80 | - 3.6% |
| Closed Sales | 15 | 13 | - 13.3% | 63 | 52 | - 17.5% |
| Median Sales Price* | \$726,000 | \$950,000 | + 30.9% | \$675,000 | \$749,250 | + 11.0% |
| Inventory of Homes for Sale | 37 | 26 | - 29.7% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 47 | + 80.8% | 28 | 43 | + 53.6% |
| Percent of Original List Price Received* | 107.1% | 104.2% | - 2.7% | 104.9% | 100.3% | - 4.4% |
| New Listings | 42 | 31 | - 26.2% | 113 | 93 | - 17.7% |

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

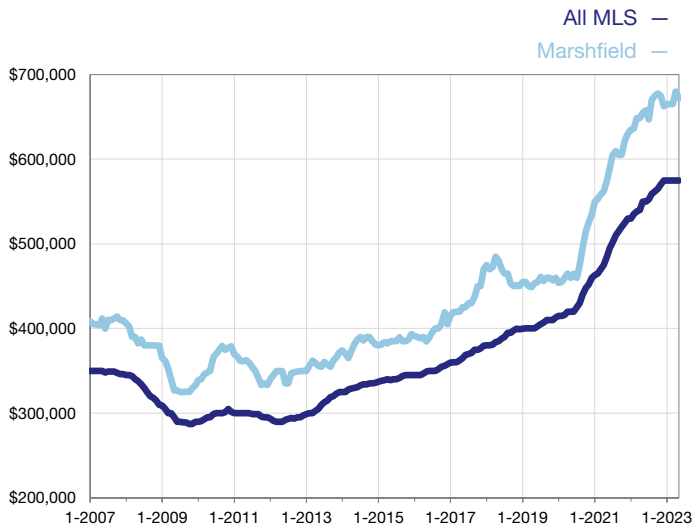
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 5 | -- | 10 | 21 | + 110.0% |
| Closed Sales | 2 | 2 | 0.0% | 12 | 17 | + 41.7% |
| Median Sales Price* | \$260,100 | \$690,500 | + 165.5% | \$270,100 | \$330,000 | + 22.2% |
| 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 | 2 | 20 | + 900.0% | 25 | 17 | - 32.0% |
| Percent of Original List Price Received* | 106.4% | 106.5% | + 0.1% | 101.8% | 103.1% | + 1.3% |
| New Listings | 2 | 3 | + 50.0% | 12 | 18 | + 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

