

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	38	+ 15.2%	116	115	- 0.9%
Closed Sales	32	34	+ 6.3%	95	86	- 9.5%
Median Sales Price*	\$657,500	\$741,250	+ 12.7%	\$670,000	\$745,750	+ 11.3%
Inventory of Homes for Sale	46	30	- 34.8%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	18	18	0.0%	24	33	+ 37.5%
Percent of Original List Price Received*	104.7%	105.1%	+ 0.4%	104.9%	102.2%	- 2.6%
New Listings	44	38	- 13.6%	157	132	- 15.9%

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

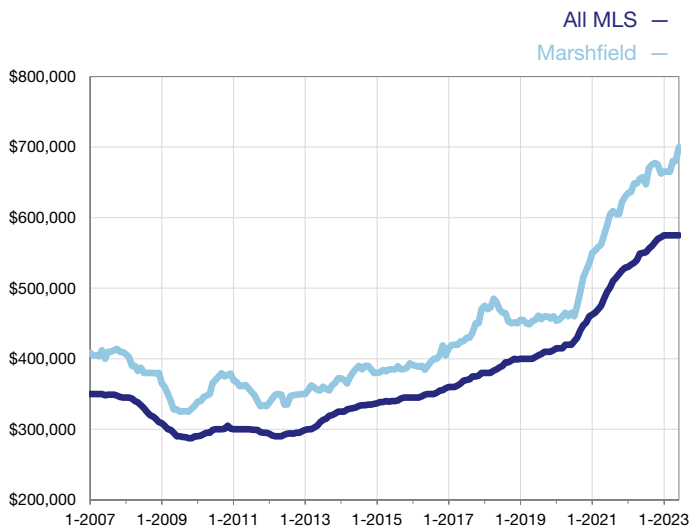
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	15	22	+ 46.7%
Closed Sales	1	4	+ 300.0%	13	21	+ 61.5%
Median Sales Price*	\$240,000	\$242,500	+ 1.0%	\$265,200	\$290,000	+ 9.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	24	17	- 29.2%
Percent of Original List Price Received*	106.7%	100.5%	- 5.8%	102.2%	102.6%	+ 0.4%
New Listings	5	2	- 60.0%	17	20	+ 17.6%

* 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

