

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	23	- 23.3%	146	135	- 7.5%
Closed Sales	29	27	- 6.9%	124	113	- 8.9%
Median Sales Price*	\$639,000	<b>\$740,000</b>	+ 15.8%	\$665,000	<b>\$741,500</b>	+ 11.5%
Inventory of Homes for Sale	39	23	- 41.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	19	20	+ 5.3%	23	30	+ 30.4%
Percent of Original List Price Received*	104.1%	<b>102.2%</b>	- 1.8%	104.7%	<b>102.2%</b>	- 2.4%
New Listings	29	16	- 44.8%	186	148	- 20.4%

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

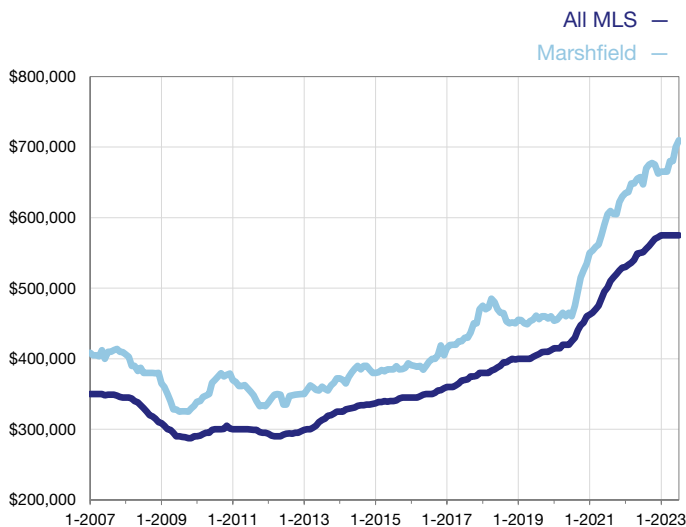
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	16	25	+ 56.3%
Closed Sales	4	2	- 50.0%	17	23	+ 35.3%
Median Sales Price*	\$248,750	<b>\$272,450</b>	+ 9.5%	\$255,000	<b>\$290,000</b>	+ 13.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	22	18	- 18.2%
Percent of Original List Price Received*	100.1%	<b>107.2%</b>	+ 7.1%	101.7%	<b>103.0%</b>	+ 1.3%
New Listings	1	2	+ 100.0%	18	22	+ 22.2%

\* 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

