

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	15	- 6.3%	162	149	- 8.0%
Closed Sales	32	23	- 28.1%	156	137	- 12.2%
Median Sales Price*	\$851,000	\$820,000	- 3.6%	\$681,000	\$745,750	+ 9.5%
Inventory of Homes for Sale	44	25	- 43.2%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	23	30	+ 30.4%
Percent of Original List Price Received*	101.5%	101.9%	+ 0.4%	104.0%	102.1%	- 1.8%
New Listings	27	20	- 25.9%	213	168	- 21.1%

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

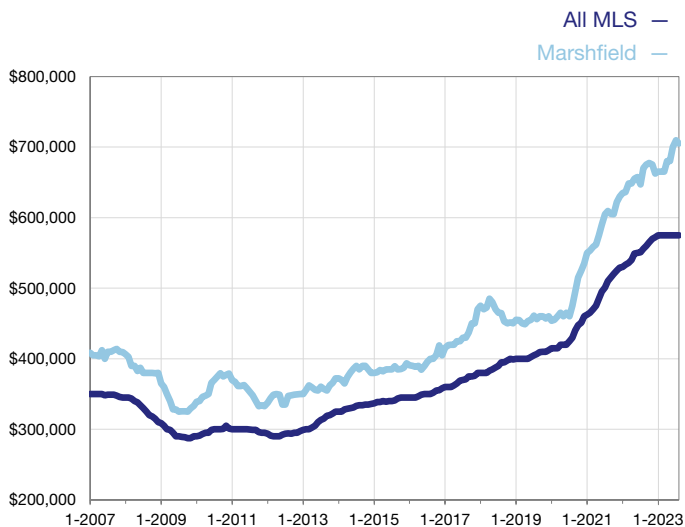
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	20	28	+ 40.0%
Closed Sales	4	4	0.0%	21	27	+ 28.6%
Median Sales Price*	\$427,000	\$709,500	+ 66.2%	\$255,000	\$330,000	+ 29.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	21	19	- 9.5%
Percent of Original List Price Received*	101.5%	101.3%	- 0.2%	101.7%	102.8%	+ 1.1%
New Listings	4	2	- 50.0%	22	24	+ 9.1%

* 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

