

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	17	0.0%	179	164	- 8.4%
Closed Sales	22	15	- 31.8%	178	151	- 15.2%
Median Sales Price*	\$610,000	\$730,000	+ 19.7%	\$675,000	\$741,500	+ 9.9%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	24	30	+ 25.0%
Percent of Original List Price Received*	99.9%	103.9%	+ 4.0%	103.5%	102.3%	- 1.2%
New Listings	22	29	+ 31.8%	235	195	- 17.0%

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

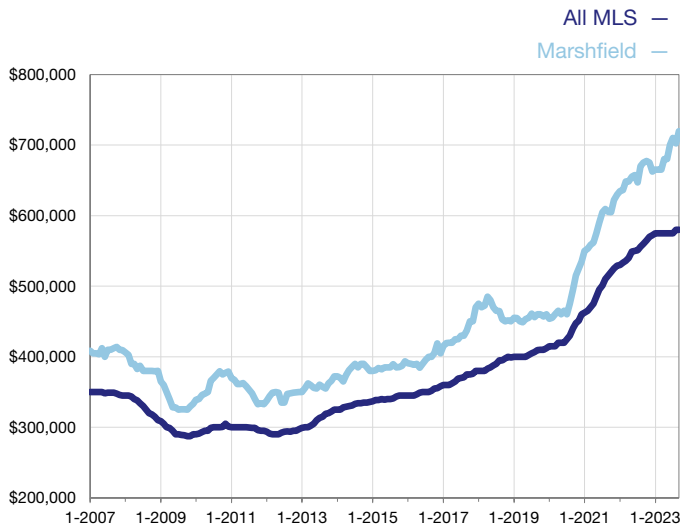
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	23	29	+ 26.1%
Closed Sales	1	1	0.0%	22	28	+ 27.3%
Median Sales Price*	\$675,000	\$225,000	- 66.7%	\$260,100	\$310,000	+ 19.2%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	22	8	- 63.6%	21	19	- 9.5%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	101.6%	102.7%	+ 1.1%
New Listings	4	2	- 50.0%	26	26	0.0%

* 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

