

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	18	0.0%	197	180	- 8.6%
Closed Sales	17	23	+ 35.3%	195	174	- 10.8%
Median Sales Price*	\$560,000	\$820,000	+ 46.4%	\$665,000	\$745,750	+ 12.1%
Inventory of Homes for Sale	42	38	- 9.5%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	23	31	+ 34.8%	24	30	+ 25.0%
Percent of Original List Price Received*	101.8%	101.4%	- 0.4%	103.4%	102.2%	- 1.2%
New Listings	20	23	+ 15.0%	255	218	- 14.5%

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

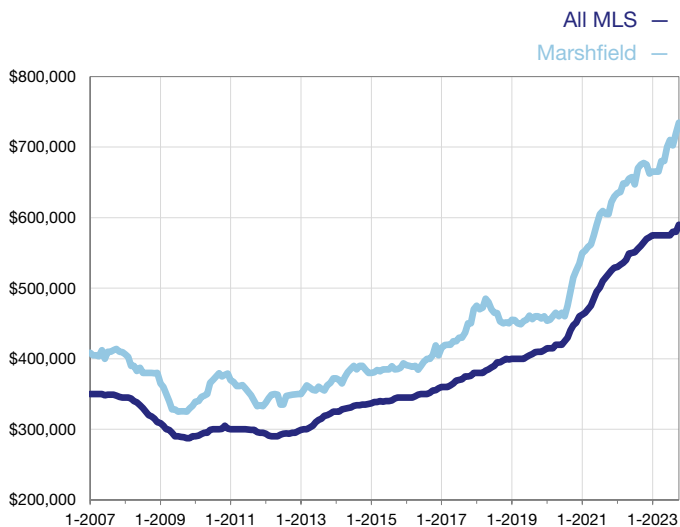
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	28	30	+ 7.1%
Closed Sales	5	3	- 40.0%	27	31	+ 14.8%
Median Sales Price*	\$275,000	\$755,000	+ 174.5%	\$265,200	\$330,000	+ 24.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	47	+ 213.3%	20	21	+ 5.0%
Percent of Original List Price Received*	101.8%	100.2%	- 1.6%	101.6%	102.4%	+ 0.8%
New Listings	3	0	- 100.0%	29	26	- 10.3%

* 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

