

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	17	+ 13.3%	212	195	- 8.0%
Closed Sales	16	15	- 6.3%	211	188	- 10.9%
Median Sales Price*	\$687,000	<b>\$725,000</b>	+ 5.5%	\$665,000	<b>\$740,750</b>	+ 11.4%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	21	- 65.6%	27	29	+ 7.4%
Percent of Original List Price Received*	97.7%	<b>99.3%</b>	+ 1.6%	102.9%	<b>102.1%</b>	- 0.8%
New Listings	13	13	0.0%	268	230	- 14.2%

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

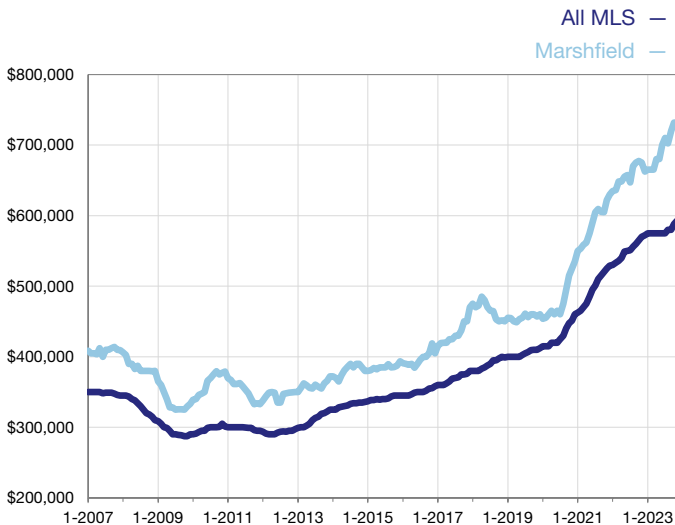
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	30	30	0.0%
Closed Sales	2	1	- 50.0%	29	32	+ 10.3%
Median Sales Price*	\$255,000	<b>\$590,000</b>	+ 131.4%	\$260,000	<b>\$332,500</b>	+ 27.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	4	40	+ 900.0%	19	22	+ 15.8%
Percent of Original List Price Received*	107.4%	<b>96.7%</b>	- 10.0%	102.0%	<b>102.3%</b>	+ 0.3%
New Listings	3	2	- 33.3%	32	28	- 12.5%

\* 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

