

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	14	+ 75.0%	220	207	- 5.9%
Closed Sales	17	18	+ 5.9%	228	206	- 9.6%
Median Sales Price*	\$599,900	\$755,000	+ 25.9%	\$662,500	\$746,200	+ 12.6%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	27	29	+ 7.4%
Percent of Original List Price Received*	94.3%	97.5%	+ 3.4%	102.3%	101.7%	- 0.6%
New Listings	4	9	+ 125.0%	272	238	- 12.5%

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

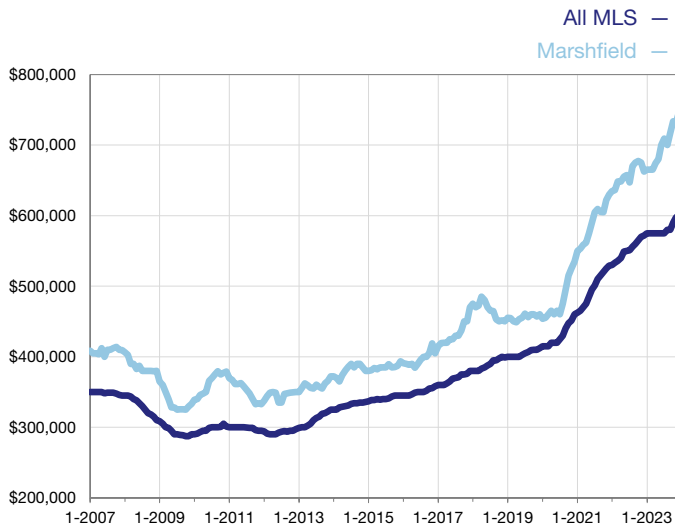
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	30	34	+ 13.3%
Closed Sales	2	1	- 50.0%	31	33	+ 6.5%
Median Sales Price*	\$428,000	\$290,000	- 32.2%	\$260,000	\$330,000	+ 26.9%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	19	22	+ 15.8%
Percent of Original List Price Received*	101.3%	105.5%	+ 4.1%	102.0%	102.4%	+ 0.4%
New Listings	2	3	+ 50.0%	34	31	- 8.8%

* 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

