

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales	8	13	+ 62.5%	8	13	+ 62.5%
Median Sales Price*	\$775,000	\$590,000	- 23.9%	\$775,000	\$590,000	- 23.9%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	37	43	+ 16.2%
Percent of Original List Price Received*	100.1%	96.8%	- 3.3%	100.1%	96.8%	- 3.3%
New Listings	7	13	+ 85.7%	7	13	+ 85.7%

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

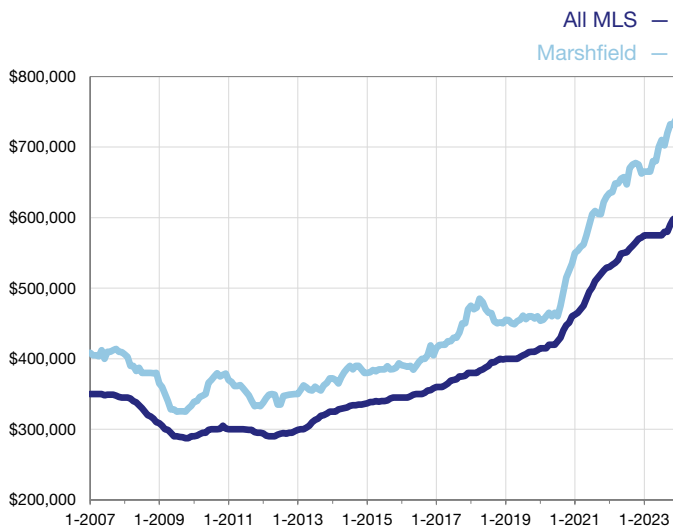
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	3	- 25.0%	4	3	- 25.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$610,000	\$274,950	- 54.9%	\$610,000	\$274,950	- 54.9%
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	23	12	- 47.8%	23	12	- 47.8%
Percent of Original List Price Received*	100.4%	107.8%	+ 7.4%	100.4%	107.8%	+ 7.4%
New Listings	4	3	- 25.0%	4	3	- 25.0%

* 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

