

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

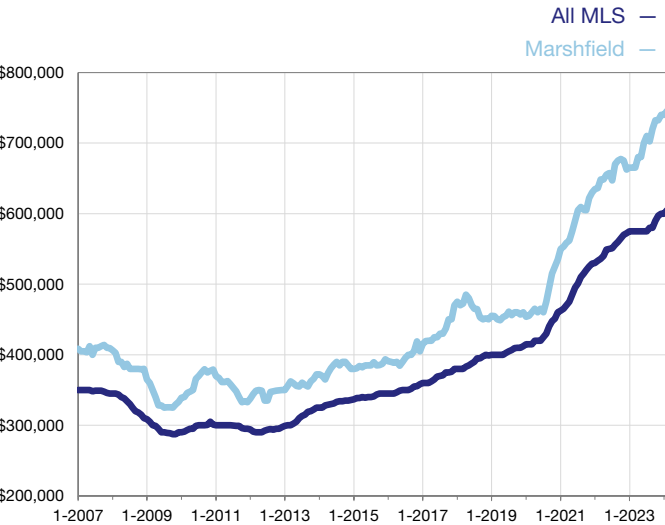
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	13	18	+ 38.5%
Closed Sales	7	7	0.0%	15	20	+ 33.3%
Median Sales Price*	\$610,000	\$675,000	+ 10.7%	\$708,750	\$632,500	- 10.8%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	51	77	+ 51.0%	43	55	+ 27.9%
Percent of Original List Price Received*	99.4%	94.1%	- 5.3%	99.8%	95.9%	- 3.9%
New Listings	8	12	+ 50.0%	15	25	+ 66.7%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	6	7	+ 16.7%
Closed Sales	4	4	0.0%	7	6	- 14.3%
Median Sales Price*	\$297,500	\$247,500	- 16.8%	\$330,000	\$255,000	- 22.7%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	20	21	+ 5.0%
Percent of Original List Price Received*	104.7%	100.2%	- 4.3%	102.9%	102.7%	- 0.2%
New Listings	2	3	+ 50.0%	6	6	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

