

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	23	+ 21.1%	48	58	+ 20.8%
Closed Sales	13	18	+ 38.5%	38	45	+ 18.4%
Median Sales Price*	\$741,500	\$727,500	- 1.9%	\$704,375	\$695,000	- 1.3%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	43	48	+ 11.6%
Percent of Original List Price Received*	100.9%	99.7%	- 1.2%	99.4%	98.3%	- 1.1%
New Listings	22	30	+ 36.4%	61	72	+ 18.0%

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

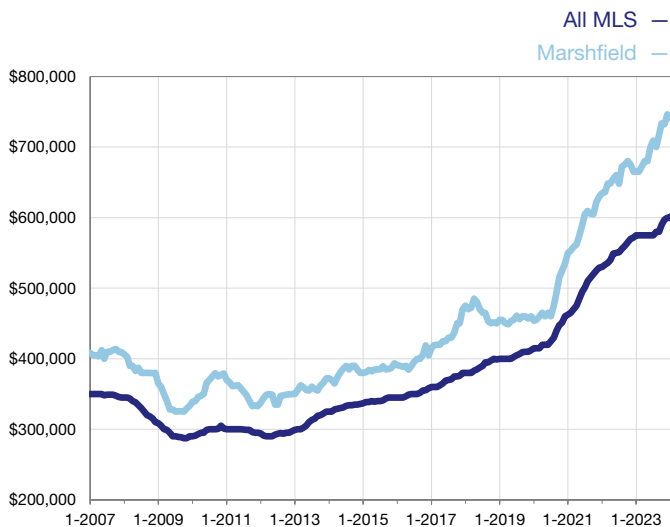
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	16	12	- 25.0%
Closed Sales	6	1	- 83.3%	15	10	- 33.3%
Median Sales Price*	\$265,500	\$786,000	+ 196.0%	\$290,000	\$274,950	- 5.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	14	8	- 42.9%	17	17	0.0%
Percent of Original List Price Received*	103.6%	106.2%	+ 2.5%	102.7%	103.9%	+ 1.2%
New Listings	4	6	+ 50.0%	15	14	- 6.7%

* 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

