

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

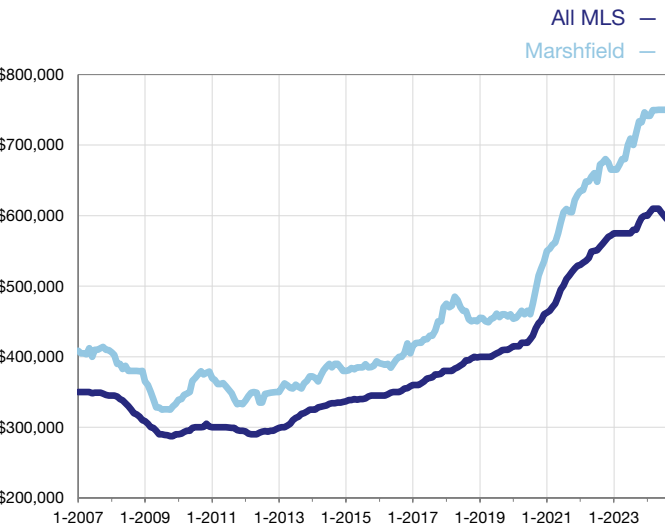
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	25	+ 78.6%	146	145	- 0.7%
Closed Sales	23	17	- 26.1%	135	131	- 3.0%
Median Sales Price*	\$820,000	\$850,000	+ 3.7%	\$741,500	\$760,000	+ 2.5%
Inventory of Homes for Sale	27	25	- 7.4%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	30	66	+ 120.0%	30	40	+ 33.3%
Percent of Original List Price Received*	101.9%	101.1%	- 0.8%	102.3%	101.1%	- 1.2%
New Listings	20	24	+ 20.0%	165	170	+ 3.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	27	22	- 18.5%
Closed Sales	4	2	- 50.0%	27	24	- 11.1%
Median Sales Price*	\$709,500	\$819,500	+ 15.5%	\$330,000	\$295,000	- 10.6%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.3	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	19	18	- 5.3%
Percent of Original List Price Received*	101.3%	107.7%	+ 6.3%	102.8%	103.3%	+ 0.5%
New Listings	2	1	- 50.0%	24	23	- 4.2%

* 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

