

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

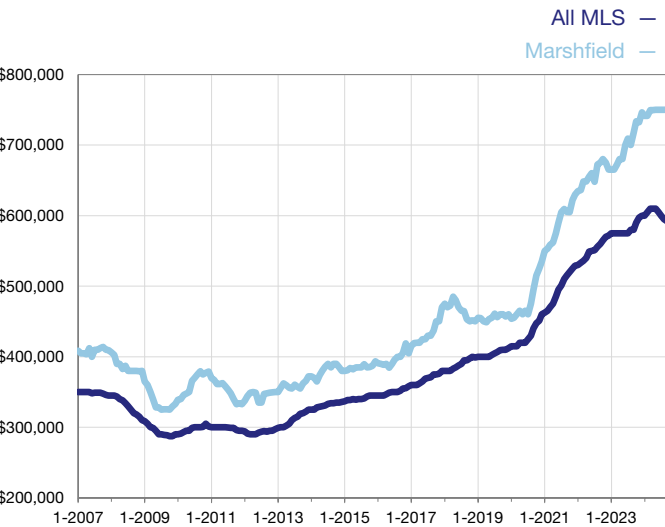
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	24	+ 60.0%	161	165	+ 2.5%
Closed Sales	15	19	+ 26.7%	150	150	0.0%
Median Sales Price*	\$730,000	\$830,000	+ 13.7%	\$740,750	\$775,000	+ 4.6%
Inventory of Homes for Sale	39	29	- 25.6%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	25	38	+ 52.0%	30	40	+ 33.3%
Percent of Original List Price Received*	103.9%	96.8%	- 6.8%	102.4%	100.6%	- 1.8%
New Listings	29	29	0.0%	194	198	+ 2.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	28	25	- 10.7%
Closed Sales	1	1	0.0%	28	25	- 10.7%
Median Sales Price*	\$225,000	\$235,000	+ 4.4%	\$310,000	\$295,000	- 4.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	8	16	+ 100.0%	19	18	- 5.3%
Percent of Original List Price Received*	100.0%	107.3%	+ 7.3%	102.7%	103.4%	+ 0.7%
New Listings	2	5	+ 150.0%	26	28	+ 7.7%

\* 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

