

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

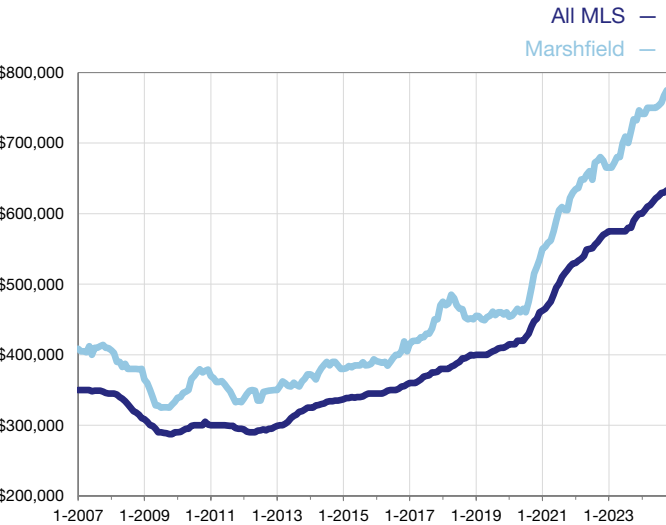
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	28	+ 75.0%	177	188	+ 6.2%
Closed Sales	23	25	+ 8.7%	173	175	+ 1.2%
Median Sales Price*	\$820,000	\$858,000	+ 4.6%	\$741,500	\$785,000	+ 5.9%
Inventory of Homes for Sale	38	27	- 28.9%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.4%	30	38	+ 26.7%
Percent of Original List Price Received*	101.4%	100.3%	- 1.1%	102.3%	100.6%	- 1.7%
New Listings	22	25	+ 13.6%	216	222	+ 2.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	30	28	- 6.7%
Closed Sales	3	3	0.0%	31	28	- 9.7%
Median Sales Price*	\$755,000	\$925,000	+ 22.5%	\$330,000	\$295,000	- 10.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.3	--	--	--	--
Cumulative Days on Market Until Sale	47	17	- 63.8%	21	18	- 14.3%
Percent of Original List Price Received*	100.2%	104.6%	+ 4.4%	102.4%	103.6%	+ 1.2%
New Listings	0	2	--	26	30	+ 15.4%

* 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

