

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

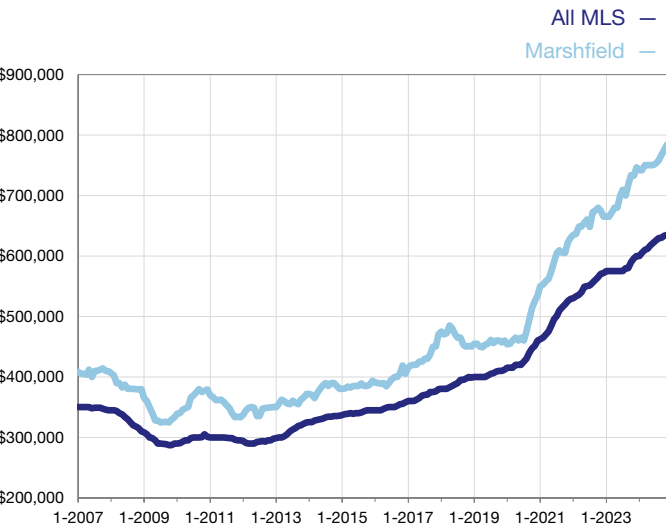
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	193	198	+ 2.6%
Closed Sales	15	23	+ 53.3%	188	199	+ 5.9%
Median Sales Price*	\$725,000	\$779,900	+ 7.6%	\$740,750	\$785,000	+ 6.0%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	21	21	0.0%	29	36	+ 24.1%
Percent of Original List Price Received*	99.3%	103.9%	+ 4.6%	102.1%	100.9%	- 1.2%
New Listings	13	18	+ 38.5%	229	239	+ 4.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	30	31	+ 3.3%
Closed Sales	1	1	0.0%	32	29	- 9.4%
Median Sales Price*	\$590,000	\$300,000	- 49.2%	\$332,500	\$295,000	- 11.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	22	18	- 18.2%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	102.3%	103.4%	+ 1.1%
New Listings	2	2	0.0%	28	32	+ 14.3%

* 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

