

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

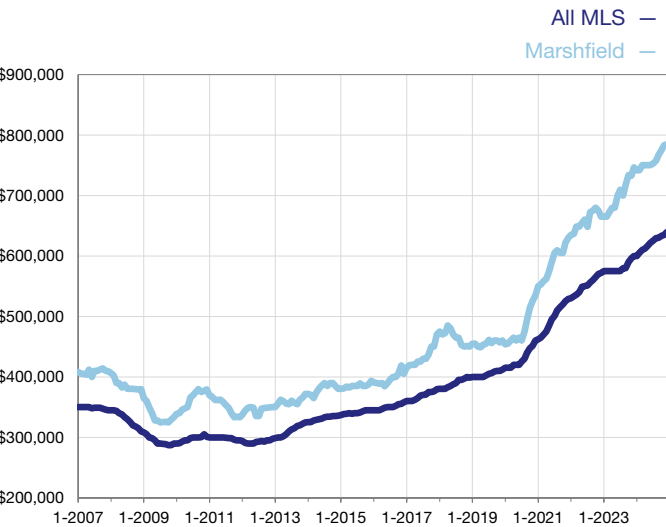
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	207	213	+ 2.9%
Closed Sales	18	14	- 22.2%	206	213	+ 3.4%
Median Sales Price*	\$755,000	\$772,500	+ 2.3%	\$746,200	\$785,000	+ 5.2%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	29	60	+ 106.9%	29	37	+ 27.6%
Percent of Original List Price Received*	97.5%	97.2%	- 0.3%	101.7%	100.7%	- 1.0%
New Listings	9	11	+ 22.2%	238	250	+ 5.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	34	31	- 8.8%
Closed Sales	1	4	+ 300.0%	33	33	0.0%
Median Sales Price*	\$290,000	\$287,450	- 0.9%	\$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	19	21	+ 10.5%	22	19	- 13.6%
Percent of Original List Price Received*	105.5%	102.3%	- 3.0%	102.4%	103.3%	+ 0.9%
New Listings	3	0	- 100.0%	31	32	+ 3.2%

\* 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

