

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

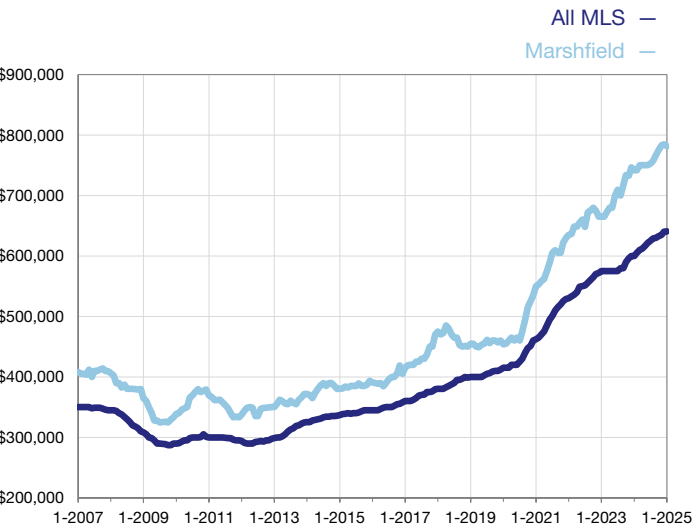
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	13	12	- 7.7%	13	12	- 7.7%
Median Sales Price*	\$590,000	\$607,500	+ 3.0%	\$590,000	\$607,500	+ 3.0%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	43	44	+ 2.3%	43	44	+ 2.3%
Percent of Original List Price Received*	96.8%	95.9%	- 0.9%	96.8%	95.9%	- 0.9%
New Listings	13	11	- 15.4%	13	11	- 15.4%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$274,950	\$745,000	+ 171.0%	\$274,950	\$745,000	+ 171.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	35	+ 191.7%	12	35	+ 191.7%
Percent of Original List Price Received*	107.8%	101.4%	- 5.9%	107.8%	101.4%	- 5.9%
New Listings	3	4	+ 33.3%	3	4	+ 33.3%

\* 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

