

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

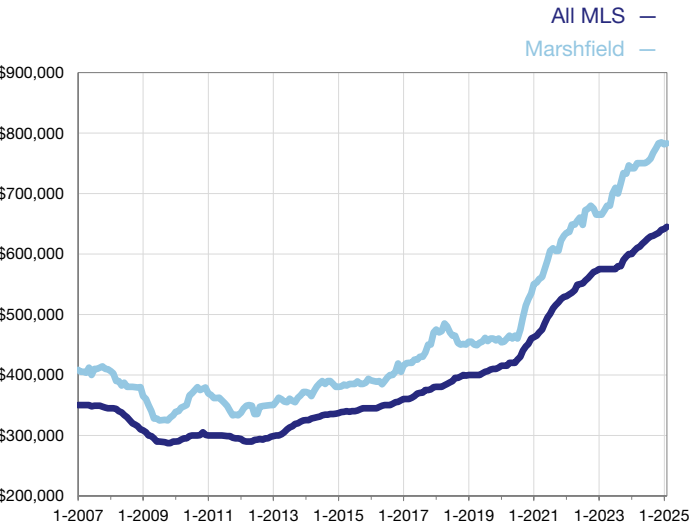
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	7	- 41.7%	18	18	0.0%
Closed Sales	7	10	+ 42.9%	20	22	+ 10.0%
Median Sales Price*	\$675,000	\$712,500	+ 5.6%	\$632,500	\$690,000	+ 9.1%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	77	54	- 29.9%	55	48	- 12.7%
Percent of Original List Price Received*	94.1%	99.4%	+ 5.6%	95.9%	97.5%	+ 1.7%
New Listings	12	12	0.0%	25	23	- 8.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	7	3	- 57.1%
Closed Sales	4	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$247,500	\$0	- 100.0%	\$255,000	\$745,000	+ 192.2%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	25	0	- 100.0%	21	35	+ 66.7%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	102.7%	101.4%	- 1.3%
New Listings	3	1	- 66.7%	6	5	- 16.7%

* 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

