

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	33	+ 26.9%	186	212	+ 14.0%
Closed Sales	26	21	- 19.2%	176	186	+ 5.7%
Median Sales Price*	\$879,000	\$801,000	- 8.9%	\$787,500	\$805,000	+ 2.2%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	38	34	- 10.5%
Percent of Original List Price Received*	100.3%	98.0%	- 2.3%	100.6%	99.6%	- 1.0%
New Listings	24	31	+ 29.2%	222	250	+ 12.6%

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

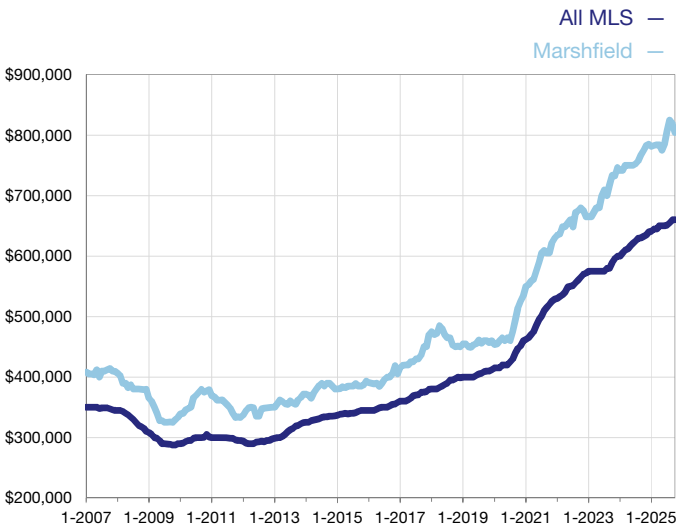
Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	27	29	+ 7.4%
Closed Sales	3	6	+ 100.0%	28	27	- 3.6%
Median Sales Price*	\$925,000	\$362,250	- 60.8%	\$295,000	\$460,000	+ 55.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	17	23	+ 35.3%	18	25	+ 38.9%
Percent of Original List Price Received*	104.6%	94.8%	- 9.4%	103.6%	98.7%	- 4.7%
New Listings	2	2	0.0%	30	39	+ 30.0%

* 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

