

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	11	- 26.7%	212	238	+ 12.3%
Closed Sales	14	26	+ 85.7%	213	234	+ 9.9%
Median Sales Price*	\$772,500	\$992,500	+ 28.5%	\$785,000	\$831,000	+ 5.9%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	60	34	- 43.3%	37	34	- 8.1%
Percent of Original List Price Received*	97.2%	99.9%	+ 2.8%	100.7%	99.6%	- 1.1%
New Listings	11	5	- 54.5%	250	277	+ 10.8%

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

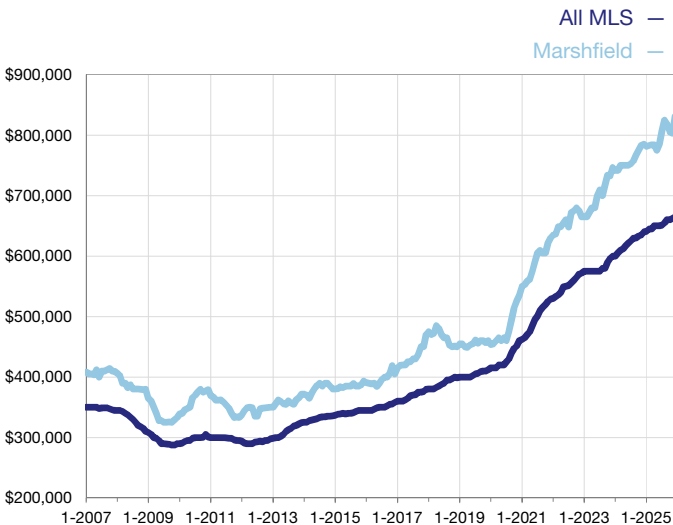
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	31	34	+ 9.7%
Closed Sales	4	3	- 25.0%	33	33	0.0%
Median Sales Price*	\$287,450	\$685,000	+ 138.3%	\$295,000	\$485,000	+ 64.4%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	2.8	--	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	19	26	+ 36.8%
Percent of Original List Price Received*	102.3%	97.3%	- 4.9%	103.3%	98.3%	- 4.8%
New Listings	0	6	--	32	49	+ 53.1%

* 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

