

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	16	11	- 31.3%
Closed Sales	10	3	- 70.0%	22	12	- 45.5%
Median Sales Price*	\$712,500	\$780,000	+ 9.5%	\$690,000	\$823,000	+ 19.3%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	54	63	+ 16.7%	48	57	+ 18.8%
Percent of Original List Price Received*	99.4%	96.7%	- 2.7%	97.5%	99.2%	+ 1.7%
New Listings	12	8	- 33.3%	23	13	- 43.5%

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

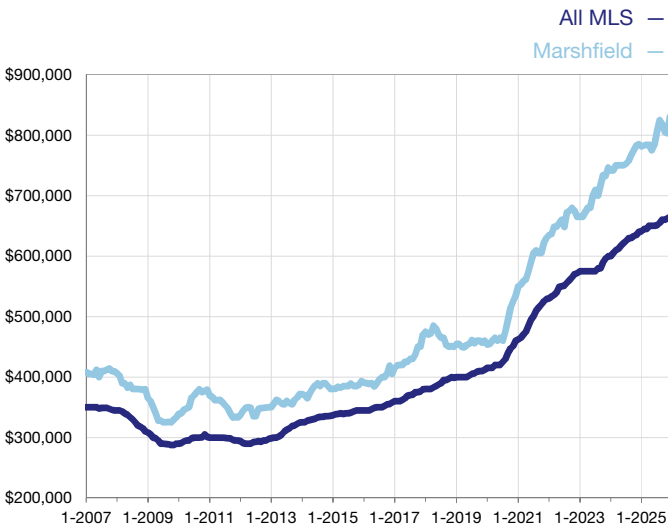
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	2	6	+ 200.0%
Closed Sales	0	2	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$505,000	--	\$745,000	\$505,000	- 32.2%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--
Cumulative Days on Market Until Sale	0	37	--	35	30	- 14.3%
Percent of Original List Price Received*	0.0%	95.8%	--	101.4%	93.9%	- 7.4%
New Listings	1	6	+ 500.0%	5	7	+ 40.0%

* 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

