

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	24	31	+ 29.2%	62	53	- 14.5%
Closed Sales	18	12	- 33.3%	50	31	- 38.0%
Median Sales Price*	\$764,500	\$882,450	+ 15.4%	\$727,500	\$840,000	+ 15.5%
Inventory of Homes for Sale	28	38	+ 35.7%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	20	- 50.0%	44	48	+ 9.1%
Percent of Original List Price Received*	99.7%	101.0%	+ 1.3%	98.3%	98.6%	+ 0.3%
New Listings	30	47	+ 56.7%	74	79	+ 6.8%

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

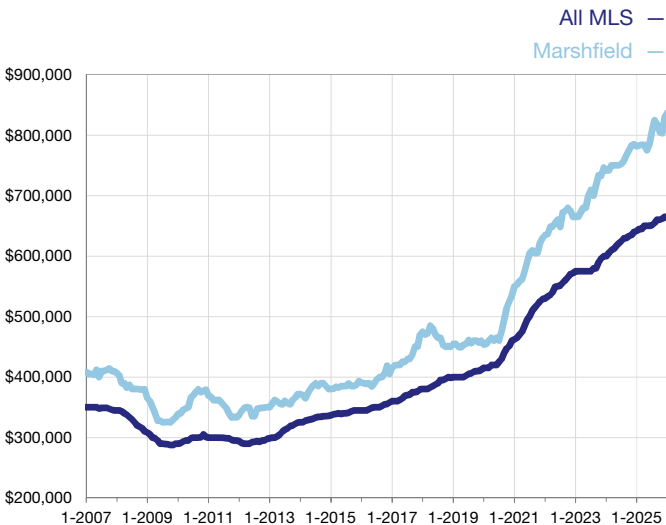
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	10	14	+ 40.0%
Closed Sales	5	3	- 40.0%	8	9	+ 12.5%
Median Sales Price*	\$285,000	\$475,000	+ 66.7%	\$592,000	\$475,000	- 19.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	18	25	+ 38.9%	23	31	+ 34.8%
Percent of Original List Price Received*	101.0%	98.6%	- 2.4%	100.6%	96.1%	- 4.5%
New Listings	5	3	- 40.0%	16	12	- 25.0%

* 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

