

# Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marshfield

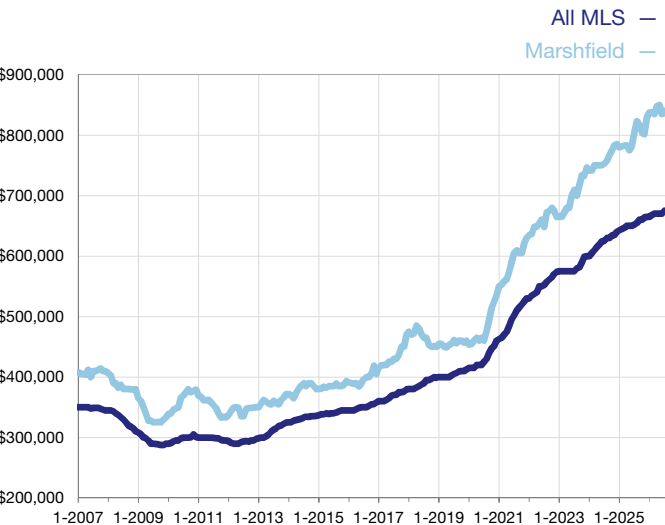
| Single-Family Properties                 | August    |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 14        | 21        | + 50.0% | 157          | 157       | 0.0%    |
| Closed Sales                             | 27        | 31        | + 14.8% | 152          | 148       | - 2.6%  |
| Median Sales Price*                      | \$952,000 | \$905,000 | - 4.9%  | \$801,500    | \$827,500 | + 3.2%  |
| Inventory of Homes for Sale              | 41        | 39        | - 4.9%  | --           | --        | --      |
| Months Supply of Inventory               | 2.2       | 2.0       | - 9.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 29        | 38        | + 31.0% | 34           | 38        | + 11.8% |
| Percent of Original List Price Received* | 99.8%     | 102.4%    | + 2.6%  | 100.0%       | 100.4%    | + 0.4%  |
| New Listings                             | 27        | 19        | - 29.6% | 191          | 194       | + 1.6%  |

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

| Condominium Properties                   | August    |           |          | Year to Date |           |         |
|------------------------------------------|-----------|-----------|----------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -    | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 5         | 5         | 0.0%     | 22           | 29        | + 31.8% |
| Closed Sales                             | 2         | 3         | + 50.0%  | 17           | 24        | + 41.2% |
| Median Sales Price*                      | \$300,053 | \$700,327 | + 133.4% | \$699,000    | \$685,000 | - 2.0%  |
| Inventory of Homes for Sale              | 5         | 10        | + 100.0% | --           | --        | --      |
| Months Supply of Inventory               | 1.8       | 3.0       | + 66.7%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 20        | 46        | + 130.0% | 28           | 49        | + 75.0% |
| Percent of Original List Price Received* | 99.2%     | 98.7%     | - 0.5%   | 99.4%        | 96.8%     | - 2.6%  |
| New Listings                             | 8         | 8         | 0.0%     | 31           | 37        | + 19.4% |

\* 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

