

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marshfield

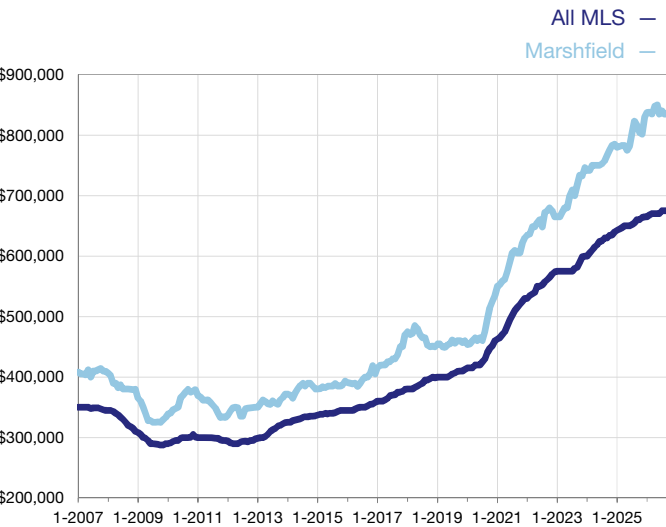
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	15	- 31.8%	179	170	- 5.0%
Closed Sales	14	20	+ 42.9%	166	168	+ 1.2%
Median Sales Price*	\$895,000	\$830,250	- 7.2%	\$804,000	\$830,000	+ 3.2%
Inventory of Homes for Sale	46	43	- 6.5%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	34	38	+ 11.8%
Percent of Original List Price Received*	98.0%	99.6%	+ 1.6%	99.8%	100.3%	+ 0.5%
New Listings	29	23	- 20.7%	220	216	- 1.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	24	32	+ 33.3%
Closed Sales	4	5	+ 25.0%	21	29	+ 38.1%
Median Sales Price*	\$306,250	\$273,000	- 10.9%	\$485,000	\$680,000	+ 40.2%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	14	76	+ 442.9%	26	54	+ 107.7%
Percent of Original List Price Received*	101.9%	97.2%	- 4.6%	99.8%	96.9%	- 2.9%
New Listings	6	5	- 16.7%	37	41	+ 10.8%

* 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

