Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Marshfield

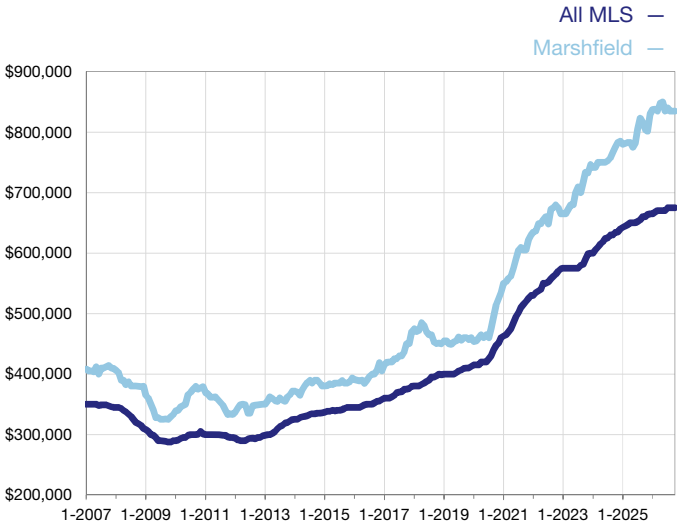
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**22**	- 8.3%	203	**190**	- 6.4%
Closed Sales	22	**15**	- 31.8%	188	**183**	- 2.7%
Median Sales Price*	$850,000	**$917,000**	+ 7.9%	$805,000	**$830,000**	+ 3.1%
Inventory of Homes for Sale	49	**35**	- 28.6%	--	--	--
Months Supply of Inventory	2.6	**1.9**	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	35	**61**	+ 74.3%	34	**40**	+ 17.6%
Percent of Original List Price Received*	98.1%	**94.6%**	- 3.6%	99.6%	**99.9%**	+ 0.3%
New Listings	31	**23**	- 25.8%	251	**237**	- 5.6%

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

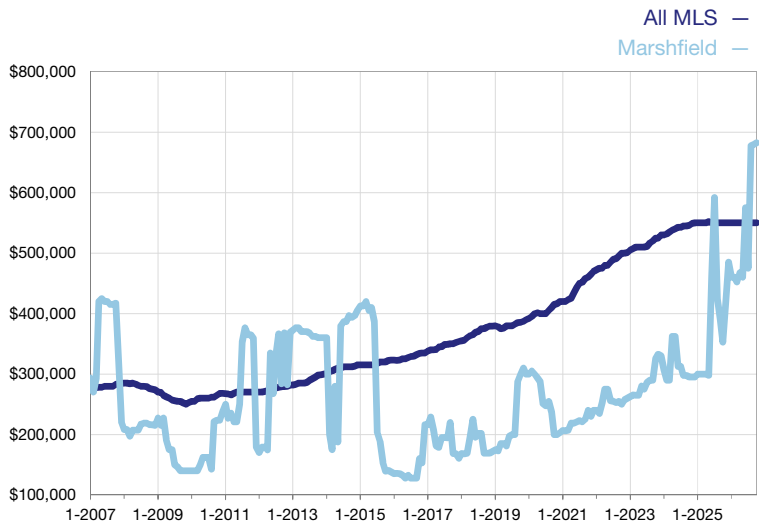
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**2**	- 50.0%	28	**34**	+ 21.4%
Closed Sales	6	**3**	- 50.0%	27	**32**	+ 18.5%
Median Sales Price*	$362,250	**$375,000**	+ 3.5%	$460,000	**$677,500**	+ 47.3%
Inventory of Homes for Sale	5	**8**	+ 60.0%	--	--	--
Months Supply of Inventory	1.7	**2.5**	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	23	**50**	+ 117.4%	25	**53**	+ 112.0%
Percent of Original List Price Received*	94.8%	**97.9%**	+ 3.3%	98.7%	**97.0%**	- 1.7%
New Listings	2	**2**	0.0%	39	**43**	+ 10.3%

* 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



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