

Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	31	25	- 19.4%	169	142	- 16.0%
Closed Sales	27	26	- 3.7%	131	125	- 4.6%
Median Sales Price*	\$564,000	\$747,500	+ 32.5%	\$575,000	\$645,000	+ 12.2%
Inventory of Homes for Sale	93	61	- 34.4%	--	--	--
Months Supply of Inventory	4.6	3.0	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	71	33	- 53.5%	79	68	- 13.9%
Percent of Original List Price Received*	96.7%	97.4%	+ 0.7%	96.1%	95.6%	- 0.5%
New Listings	31	29	- 6.5%	251	195	- 22.3%

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

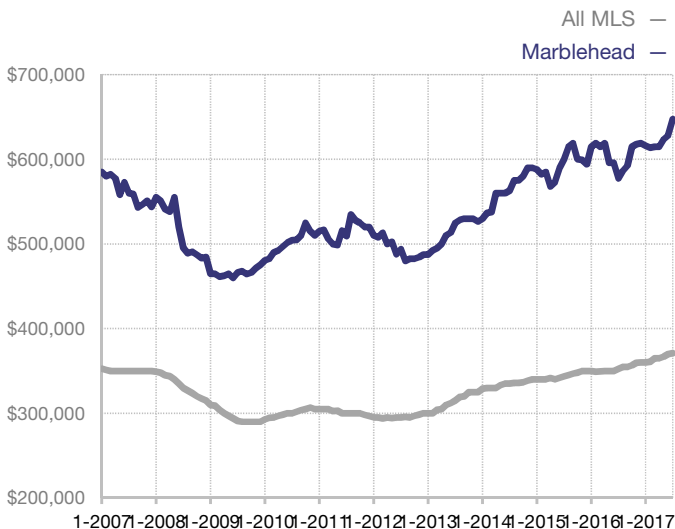
Condominium Properties

Key Metrics	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	5	+ 66.7%	27	36	+ 33.3%
Closed Sales	2	4	+ 100.0%	27	31	+ 14.8%
Median Sales Price*	\$440,100	\$443,000	+ 0.7%	\$385,000	\$345,000	- 10.4%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	4.7	2.4	- 48.9%	--	--	--
Cumulative Days on Market Until Sale	131	134	+ 2.3%	107	59	- 44.9%
Percent of Original List Price Received*	87.0%	97.1%	+ 11.6%	95.0%	97.8%	+ 2.9%
New Listings	5	2	- 60.0%	45	43	- 4.4%

* 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



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