

Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	15	9	- 40.0%	256	228	- 10.9%
Closed Sales	19	19	0.0%	248	233	- 6.0%
Median Sales Price*	\$585,000	\$585,000	0.0%	\$619,000	\$661,000	+ 6.8%
Inventory of Homes for Sale	54	26	- 51.9%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	68	120	+ 76.5%	77	72	- 6.5%
Percent of Original List Price Received*	94.1%	93.7%	- 0.4%	95.2%	95.2%	0.0%
New Listings	5	6	+ 20.0%	339	278	- 18.0%

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

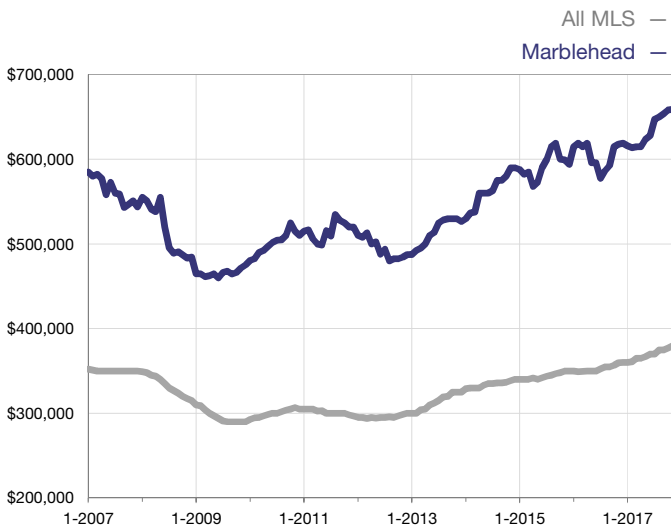
Condominium Properties

Key Metrics	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	2	2	0.0%	49	60	+ 22.4%
Closed Sales	2	2	0.0%	50	59	+ 18.0%
Median Sales Price*	\$257,000	\$454,000	+ 76.7%	\$372,500	\$361,000	- 3.1%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	12	139	+ 1,058.3%	96	84	- 12.5%
Percent of Original List Price Received*	95.9%	92.0%	- 4.1%	94.5%	96.4%	+ 2.0%
New Listings	1	0	- 100.0%	74	67	- 9.5%

* 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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