

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	21	+ 16.7%	202	172	- 14.9%
Closed Sales	29	18	- 37.9%	194	165	- 14.9%
Median Sales Price*	\$930,000	\$1,212,500	+ 30.4%	\$850,000	\$935,000	+ 10.0%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	31	24	- 22.6%
Percent of Original List Price Received*	103.9%	104.9%	+ 1.0%	104.6%	105.1%	+ 0.5%
New Listings	21	19	- 9.5%	229	215	- 6.1%

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

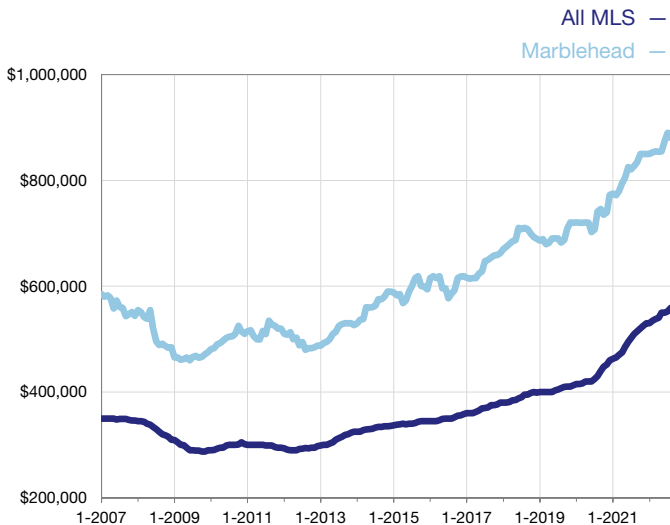
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	42	45	+ 7.1%
Closed Sales	5	2	- 60.0%	41	40	- 2.4%
Median Sales Price*	\$525,000	\$594,000	+ 13.1%	\$520,000	\$552,000	+ 6.2%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	4.7	1.3	- 72.3%	--	--	--
Cumulative Days on Market Until Sale	60	28	- 53.3%	33	51	+ 54.5%
Percent of Original List Price Received*	98.3%	101.0%	+ 2.7%	100.8%	101.3%	+ 0.5%
New Listings	7	9	+ 28.6%	71	52	- 26.8%

* 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

