

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	5	- 61.5%	231	189	- 18.2%
Closed Sales	15	9	- 40.0%	234	194	- 17.1%
Median Sales Price*	\$802,500	<b>\$1,255,000</b>	+ 56.4%	\$850,000	<b>\$938,000</b>	+ 10.4%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 21.2%	30	27	- 10.0%
Percent of Original List Price Received*	101.8%	<b>101.2%</b>	- 0.6%	104.6%	<b>104.5%</b>	- 0.1%
New Listings	2	2	0.0%	244	225	- 7.8%

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

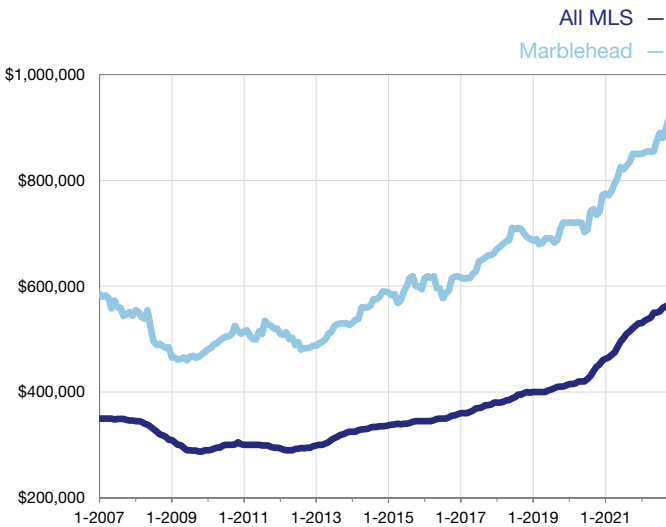
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	53	49	- 7.5%
Closed Sales	9	3	- 66.7%	57	47	- 17.5%
Median Sales Price*	\$575,000	<b>\$435,000</b>	- 24.3%	\$520,000	<b>\$550,000</b>	+ 5.8%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	1.8	0.2	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	65	38	- 41.5%	40	50	+ 25.0%
Percent of Original List Price Received*	96.3%	<b>94.7%</b>	- 1.7%	99.9%	<b>100.5%</b>	+ 0.6%
New Listings	0	1	--	74	56	- 24.3%

\* 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

