

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	2	7	+ 250.0%
Closed Sales	9	10	+ 11.1%	9	10	+ 11.1%
Median Sales Price*	\$875,000	<b>\$767,500</b>	- 12.3%	\$875,000	<b>\$767,500</b>	- 12.3%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	38	54	+ 42.1%	38	54	+ 42.1%
Percent of Original List Price Received*	100.9%	91.4%	- 9.4%	100.9%	91.4%	- 9.4%
New Listings	6	13	+ 116.7%	6	13	+ 116.7%

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

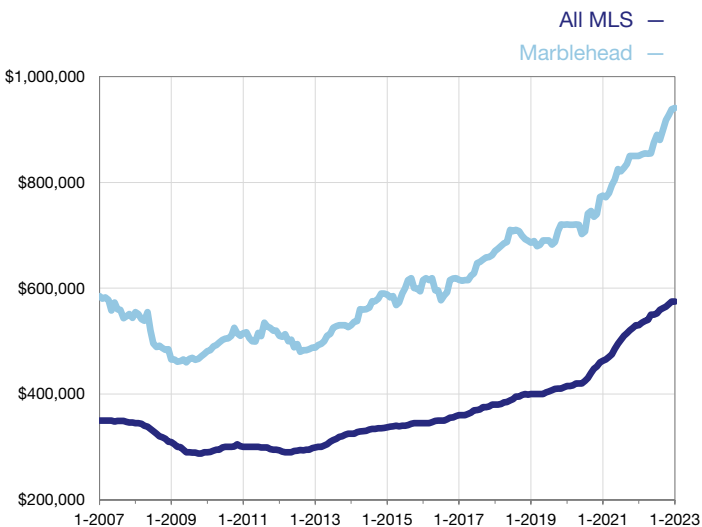
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$443,250	<b>\$475,000</b>	+ 7.2%	\$443,250	<b>\$475,000</b>	+ 7.2%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.6	0.2	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	96	26	- 72.9%	96	26	- 72.9%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	98.5%	99.6%	+ 1.1%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

\* 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

