

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

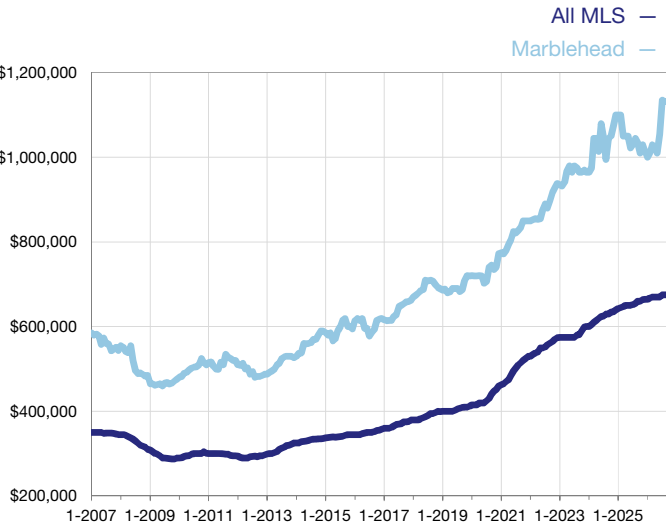
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	19	+ 5.6%	142	132	- 7.0%
Closed Sales	20	14	- 30.0%	136	125	- 8.1%
Median Sales Price*	\$975,000	\$1,127,500	+ 15.6%	\$1,003,617	\$1,135,000	+ 13.1%
Inventory of Homes for Sale	33	28	- 15.2%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	36	53	+ 47.2%	37	34	- 8.1%
Percent of Original List Price Received*	99.3%	93.0%	- 6.3%	99.9%	99.7%	- 0.2%
New Listings	24	28	+ 16.7%	172	158	- 8.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	36	46	+ 27.8%
Closed Sales	5	5	0.0%	37	42	+ 13.5%
Median Sales Price*	\$560,000	\$499,000	- 10.9%	\$580,000	\$534,500	- 7.8%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	6.6	2.7	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	27	65	+ 140.7%	31	46	+ 48.4%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	99.8%	97.6%	- 2.2%
New Listings	13	10	- 23.1%	65	70	+ 7.7%

* 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

