

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	13	- 31.6%	134	148	+ 10.4%
Closed Sales	29	25	- 13.8%	114	125	+ 9.6%
Median Sales Price*	\$710,000	\$721,000	+ 1.5%	\$702,500	\$715,000	+ 1.8%
Inventory of Homes for Sale	62	59	- 4.8%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 4.7%	67	61	- 9.0%
Percent of Original List Price Received*	96.6%	94.6%	- 2.1%	96.1%	95.5%	- 0.6%
New Listings	23	15	- 34.8%	182	196	+ 7.7%

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

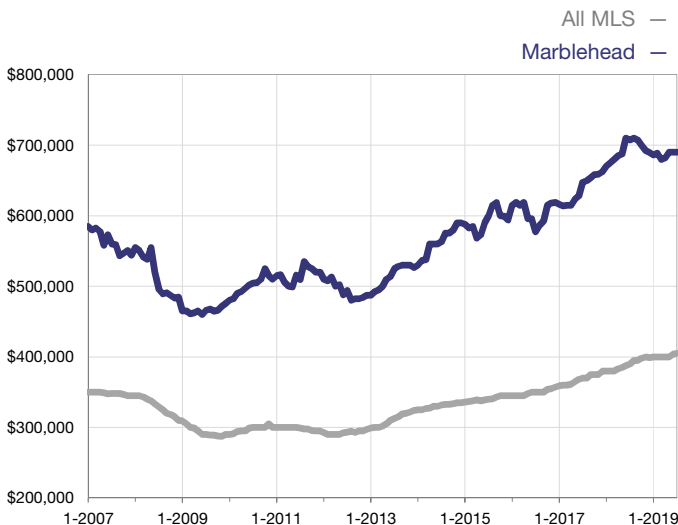
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	4	- 20.0%	32	30	- 6.3%
Closed Sales	5	5	0.0%	33	23	- 30.3%
Median Sales Price*	\$217,500	\$385,000	+ 77.0%	\$317,000	\$384,000	+ 21.1%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	2.8	5.8	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	28	55	+ 96.4%	55	54	- 1.8%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	96.3%	97.4%	+ 1.1%
New Listings	6	8	+ 33.3%	45	57	+ 26.7%

* 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



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