

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	8	- 38.5%	220	231	+ 5.0%
Closed Sales	17	22	+ 29.4%	212	237	+ 11.8%
Median Sales Price*	\$660,000	\$666,500	+ 1.0%	\$689,500	\$720,000	+ 4.4%
Inventory of Homes for Sale	45	31	- 31.1%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	70	77	+ 10.0%	59	55	- 6.8%
Percent of Original List Price Received*	94.4%	95.2%	+ 0.8%	95.8%	95.9%	+ 0.1%
New Listings	4	5	+ 25.0%	293	288	- 1.7%

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

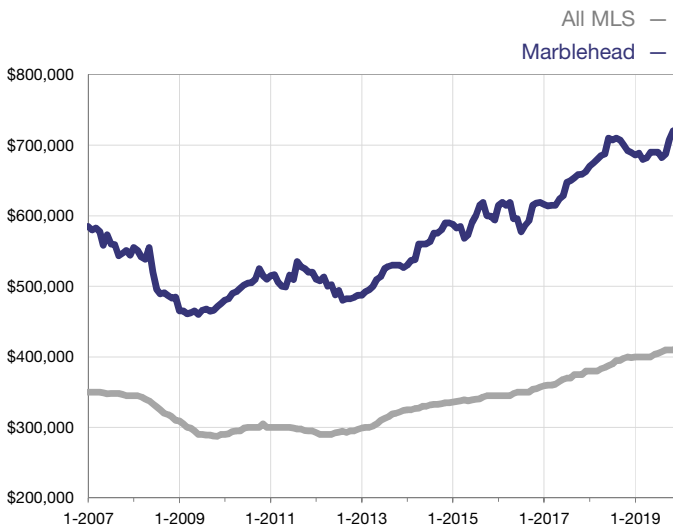
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	4	+ 300.0%	50	58	+ 16.0%
Closed Sales	6	8	+ 33.3%	54	56	+ 3.7%
Median Sales Price*	\$430,000	\$398,950	- 7.2%	\$367,500	\$396,950	+ 8.0%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	30	70	+ 133.3%	53	56	+ 5.7%
Percent of Original List Price Received*	98.0%	92.3%	- 5.8%	96.7%	96.7%	0.0%
New Listings	2	1	- 50.0%	72	93	+ 29.2%

* 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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