

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	20	+ 33.3%	68	71	+ 4.4%
Closed Sales	21	21	0.0%	52	53	+ 1.9%
Median Sales Price*	\$710,000	\$825,000	+ 16.2%	\$692,500	\$775,000	+ 11.9%
Inventory of Homes for Sale	36	8	- 77.8%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	68	30	- 55.9%	80	38	- 52.5%
Percent of Original List Price Received*	96.8%	100.7%	+ 4.0%	94.3%	100.9%	+ 7.0%
New Listings	14	20	+ 42.9%	79	72	- 8.9%

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

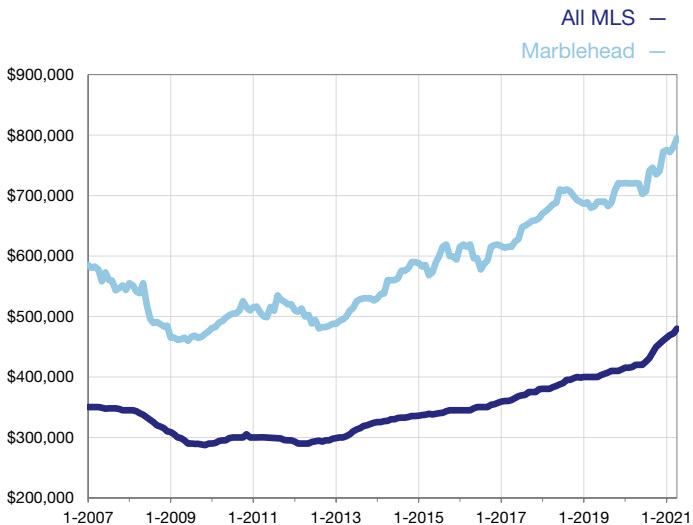
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	10	19	+ 90.0%
Closed Sales	1	5	+ 400.0%	10	15	+ 50.0%
Median Sales Price*	\$346,000	\$485,100	+ 40.2%	\$383,085	\$457,500	+ 19.4%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.4	1.2	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	114	11	- 90.4%	111	20	- 82.0%
Percent of Original List Price Received*	98.9%	105.2%	+ 6.4%	93.7%	101.0%	+ 7.8%
New Listings	1	6	+ 500.0%	16	28	+ 75.0%

* 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

