

# Local Market Update – May 2021

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## Marblehead

### Single-Family Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 22        | 16               | - 27.3% | 90           | 88               | - 2.2%  |
| Closed Sales                             | 22        | 20               | - 9.1%  | 74           | 73               | - 1.4%  |
| Median Sales Price*                      | \$701,000 | <b>\$835,000</b> | + 19.1% | \$692,500    | <b>\$785,000</b> | + 13.4% |
| Inventory of Homes for Sale              | 45        | 10               | - 77.8% | --           | --               | --      |
| Months Supply of Inventory               | 2.3       | 0.5              | - 78.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 47        | 22               | - 53.2% | 70           | 34               | - 51.4% |
| Percent of Original List Price Received* | 95.8%     | <b>103.1%</b>    | + 7.6%  | 94.8%        | <b>101.5%</b>    | + 7.1%  |
| New Listings                             | 35        | 19               | - 45.7% | 114          | 92               | - 19.3% |

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

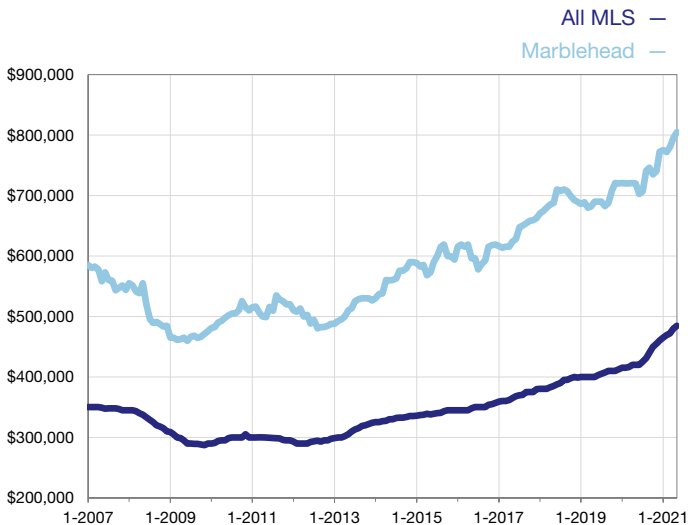
### Condominium Properties

| Key Metrics                              | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -   | 2020         | 2021             | + / -   |
| Pending Sales                            | 9         | 5                | - 44.4% | 19           | 23               | + 21.1% |
| Closed Sales                             | 2         | 3                | + 50.0% | 12           | 18               | + 50.0% |
| Median Sales Price*                      | \$474,950 | <b>\$425,000</b> | - 10.5% | \$383,085    | <b>\$441,250</b> | + 15.2% |
| Inventory of Homes for Sale              | 20        | 6                | - 70.0% | --           | --               | --      |
| Months Supply of Inventory               | 4.4       | 1.0              | - 77.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 46        | 32               | - 30.4% | 100          | 22               | - 78.0% |
| Percent of Original List Price Received* | 98.1%     | <b>101.6%</b>    | + 3.6%  | 94.4%        | <b>101.1%</b>    | + 7.1%  |
| New Listings                             | 14        | 6                | - 57.1% | 30           | 34               | + 13.3% |

\* 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

