

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 16 | 16 | 0.0% | 218 | 185 | - 15.1% |
| Closed Sales | 25 | 19 | - 24.0% | 219 | 185 | - 15.5% |
| Median Sales Price* | \$852,000 | \$840,000 | - 1.4% | \$850,000 | \$930,000 | + 9.4% |
| Inventory of Homes for Sale | 19 | 18 | - 5.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.1 | + 10.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 45 | + 114.3% | 29 | 27 | - 6.9% |
| Percent of Original List Price Received* | 105.6% | 101.5% | - 3.9% | 104.7% | 104.7% | 0.0% |
| New Listings | 13 | 8 | - 38.5% | 242 | 223 | - 7.9% |

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

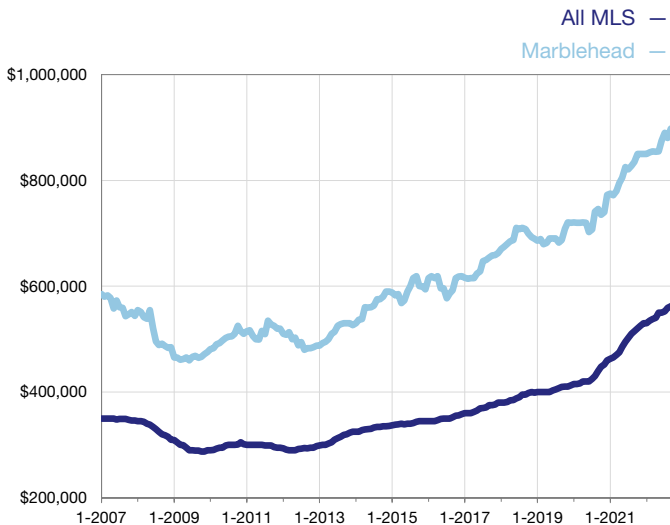
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 9 | 3 | - 66.7% | 51 | 47 | - 7.8% |
| Closed Sales | 7 | 4 | - 42.9% | 48 | 44 | - 8.3% |
| Median Sales Price* | \$480,000 | \$502,450 | + 4.7% | \$515,000 | \$552,000 | + 7.2% |
| Inventory of Homes for Sale | 13 | 6 | - 53.8% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 1.5 | - 46.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 51 | 57 | + 11.8% | 35 | 51 | + 45.7% |
| Percent of Original List Price Received* | 99.6% | 97.4% | - 2.2% | 100.6% | 100.9% | + 0.3% |
| New Listings | 3 | 3 | 0.0% | 74 | 55 | - 25.7% |

* 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

