

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	9	20	+ 122.2%
Closed Sales	5	6	+ 20.0%	14	16	+ 14.3%
Median Sales Price*	\$879,000	\$644,500	- 26.7%	\$877,000	\$722,000	- 17.7%
Inventory of Homes for Sale	4	14	+ 250.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	32	17	- 46.9%	36	40	+ 11.1%
Percent of Original List Price Received*	95.0%	100.2%	+ 5.5%	98.8%	94.7%	- 4.1%
New Listings	2	11	+ 450.0%	8	24	+ 200.0%

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

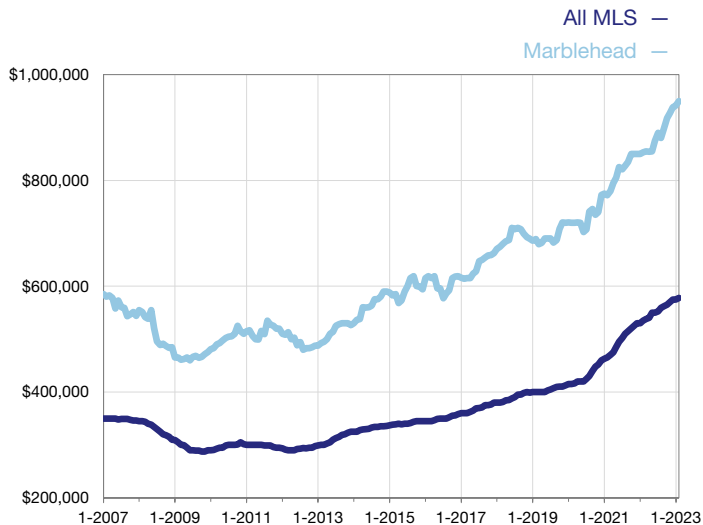
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	5	8	+ 60.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$259,000	\$375,000	+ 44.8%	\$259,000	\$465,000	+ 79.5%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	57	13	- 77.2%	83	22	- 73.5%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.0%	99.8%	+ 0.8%
New Listings	6	6	0.0%	7	10	+ 42.9%

* 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

