

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 11 | + 37.5% | 17 | 30 | + 76.5% |
| Closed Sales | 7 | 10 | + 42.9% | 21 | 26 | + 23.8% |
| Median Sales Price* | \$820,000 | \$962,375 | + 17.4% | \$875,000 | \$800,000 | - 8.6% |
| Inventory of Homes for Sale | 13 | 20 | + 53.8% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.2 | + 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 36 | + 28.6% | 33 | 38 | + 15.2% |
| Percent of Original List Price Received* | 103.7% | 102.6% | - 1.1% | 100.4% | 97.7% | - 2.7% |
| New Listings | 17 | 17 | 0.0% | 25 | 41 | + 64.0% |

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

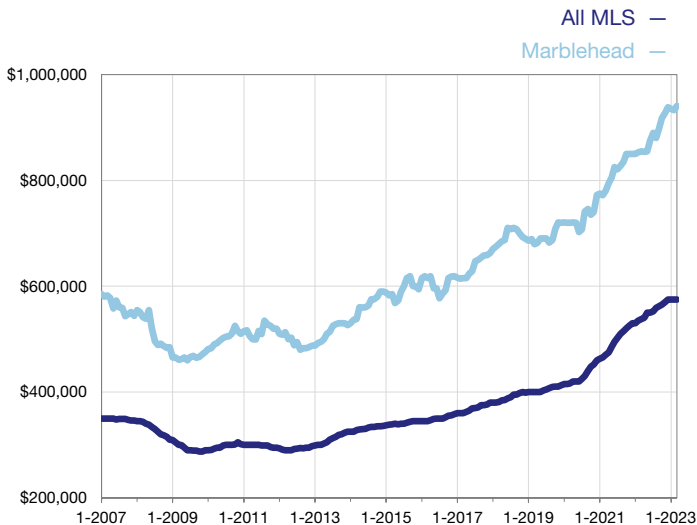
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 5 | 5 | 0.0% | 10 | 11 | + 10.0% |
| Closed Sales | 3 | 6 | + 100.0% | 6 | 9 | + 50.0% |
| Median Sales Price* | \$489,000 | \$312,500 | - 36.1% | \$472,000 | \$375,000 | - 20.6% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 2.3 | 1.7 | - 26.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 19 | + 18.8% | 49 | 20 | - 59.2% |
| Percent of Original List Price Received* | 102.0% | 102.1% | + 0.1% | 100.5% | 101.4% | + 0.9% |
| New Listings | 5 | 9 | + 80.0% | 12 | 19 | + 58.3% |

* 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

