

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	17	+ 70.0%	27	47	+ 74.1%
Closed Sales	8	11	+ 37.5%	29	37	+ 27.6%
Median Sales Price*	\$755,000	\$1,090,000	+ 44.4%	\$820,000	\$895,000	+ 9.1%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	55	+ 129.2%	31	43	+ 38.7%
Percent of Original List Price Received*	105.5%	92.8%	- 12.0%	101.8%	96.3%	- 5.4%
New Listings	18	14	- 22.2%	43	55	+ 27.9%

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

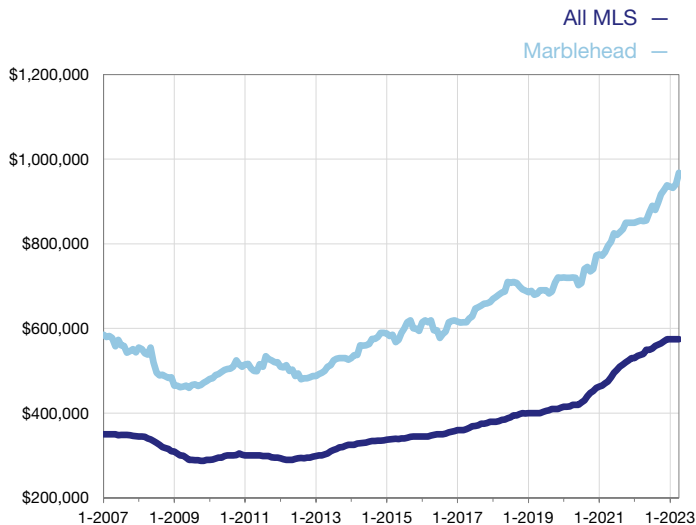
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	15	18	+ 20.0%
Closed Sales	3	3	0.0%	9	12	+ 33.3%
Median Sales Price*	\$390,000	\$575,500	+ 47.6%	\$455,000	\$452,000	- 0.7%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	17	19	+ 11.8%	39	20	- 48.7%
Percent of Original List Price Received*	100.5%	105.2%	+ 4.7%	100.5%	102.3%	+ 1.8%
New Listings	5	5	0.0%	17	24	+ 41.2%

\* 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

