

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	18	- 37.9%	56	64	+ 14.3%
Closed Sales	13	15	+ 15.4%	42	52	+ 23.8%
Median Sales Price*	\$790,000	\$1,000,000	+ 26.6%	\$810,000	\$957,500	+ 18.2%
Inventory of Homes for Sale	31	21	- 32.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	29	38	+ 31.0%
Percent of Original List Price Received*	106.0%	102.1%	- 3.7%	103.1%	97.9%	- 5.0%
New Listings	42	24	- 42.9%	85	79	- 7.1%

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

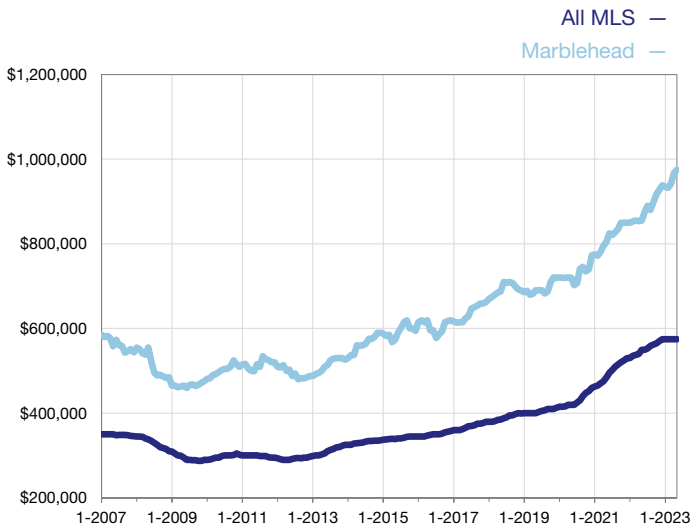
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	18	20	+ 11.1%
Closed Sales	5	5	0.0%	14	17	+ 21.4%
Median Sales Price*	\$505,000	\$512,500	+ 1.5%	\$472,000	\$485,000	+ 2.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	50	20	- 60.0%	43	20	- 53.5%
Percent of Original List Price Received*	103.5%	103.3%	- 0.2%	101.6%	102.6%	+ 1.0%
New Listings	7	5	- 28.6%	23	27	+ 17.4%

\* 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

