

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	28	- 9.7%	87	88	+ 1.1%
Closed Sales	31	16	- 48.4%	73	68	- 6.8%
Median Sales Price*	\$1,030,000	<b>\$922,500</b>	- 10.4%	\$875,000	<b>\$957,500</b>	+ 9.4%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	26	37	+ 42.3%
Percent of Original List Price Received*	109.3%	<b>103.9%</b>	- 4.9%	105.7%	<b>99.3%</b>	- 6.1%
New Listings	34	25	- 26.5%	119	104	- 12.6%

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

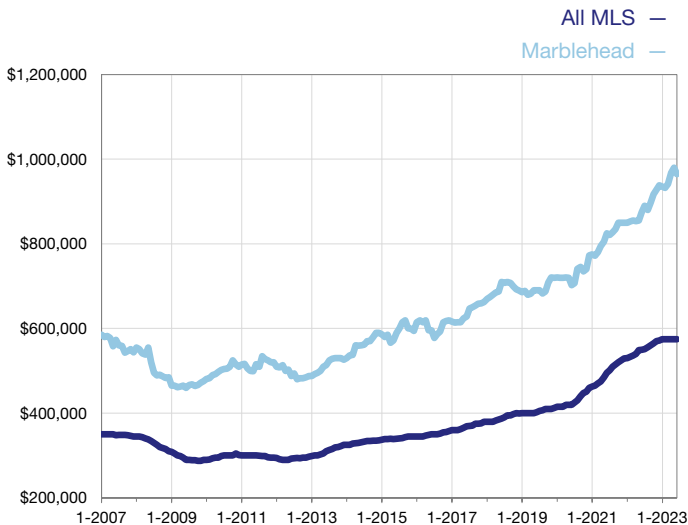
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	24	28	+ 16.7%
Closed Sales	5	5	0.0%	19	22	+ 15.8%
Median Sales Price*	\$560,000	<b>\$485,000</b>	- 13.4%	\$505,000	<b>\$485,000</b>	- 4.0%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	63	16	- 74.6%	48	19	- 60.4%
Percent of Original List Price Received*	100.3%	<b>104.2%</b>	+ 3.9%	101.2%	<b>103.0%</b>	+ 1.8%
New Listings	9	6	- 33.3%	32	33	+ 3.1%

\* 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

