

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	20	- 16.7%	111	104	- 6.3%
Closed Sales	22	23	+ 4.5%	95	91	- 4.2%
Median Sales Price*	\$986,000	\$1,100,000	+ 11.6%	\$875,000	\$965,000	+ 10.3%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	16	33	+ 106.3%	23	36	+ 56.5%
Percent of Original List Price Received*	108.4%	107.9%	- 0.5%	106.4%	101.5%	- 4.6%
New Listings	29	20	- 31.0%	148	124	- 16.2%

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

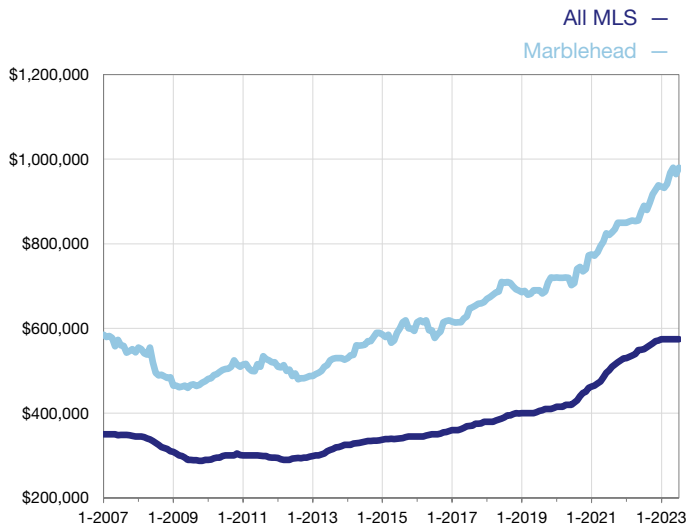
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	31	34	+ 9.7%
Closed Sales	5	2	- 60.0%	24	24	0.0%
Median Sales Price*	\$630,000	\$638,500	+ 1.3%	\$527,500	\$496,250	- 5.9%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	46	19	- 58.7%
Percent of Original List Price Received*	102.8%	109.1%	+ 6.1%	101.6%	103.5%	+ 1.9%
New Listings	4	3	- 25.0%	36	36	0.0%

* 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

