

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	21	+ 5.0%	131	121	- 7.6%
Closed Sales	29	19	- 34.5%	124	110	- 11.3%
Median Sales Price*	\$1,120,000	\$1,205,000	+ 7.6%	\$900,500	\$975,000	+ 8.3%
Inventory of Homes for Sale	35	19	- 45.7%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	22	40	+ 81.8%	23	36	+ 56.5%
Percent of Original List Price Received*	103.4%	100.3%	- 3.0%	105.7%	101.3%	- 4.2%
New Listings	25	15	- 40.0%	173	139	- 19.7%

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

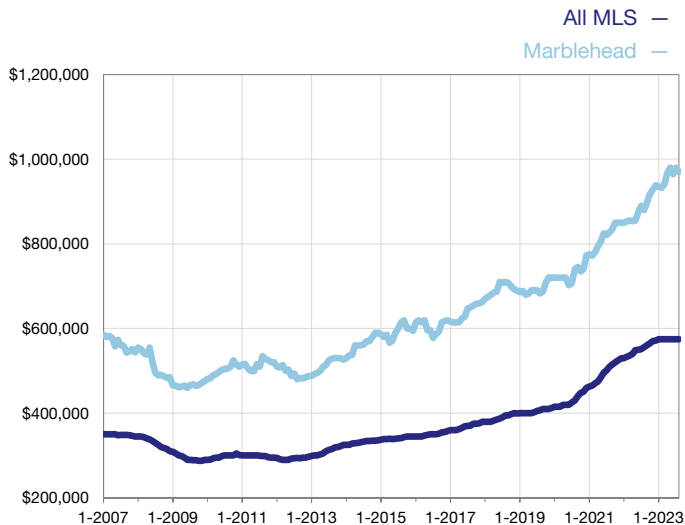
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	37	35	- 5.4%
Closed Sales	6	5	- 16.7%	30	29	- 3.3%
Median Sales Price*	\$616,500	\$777,000	+ 26.0%	\$552,000	\$517,500	- 6.3%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	76	31	- 59.2%	52	21	- 59.6%
Percent of Original List Price Received*	100.1%	104.4%	+ 4.3%	101.3%	103.6%	+ 2.3%
New Listings	2	5	+ 150.0%	38	41	+ 7.9%

* 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

