

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	13	- 35.0%	151	131	- 13.2%
Closed Sales	23	16	- 30.4%	147	127	- 13.6%
Median Sales Price*	\$930,000	\$907,000	- 2.5%	\$925,000	\$964,750	+ 4.3%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	23	35	+ 52.2%
Percent of Original List Price Received*	102.2%	102.2%	0.0%	105.1%	101.4%	- 3.5%
New Listings	20	18	- 10.0%	193	157	- 18.7%

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

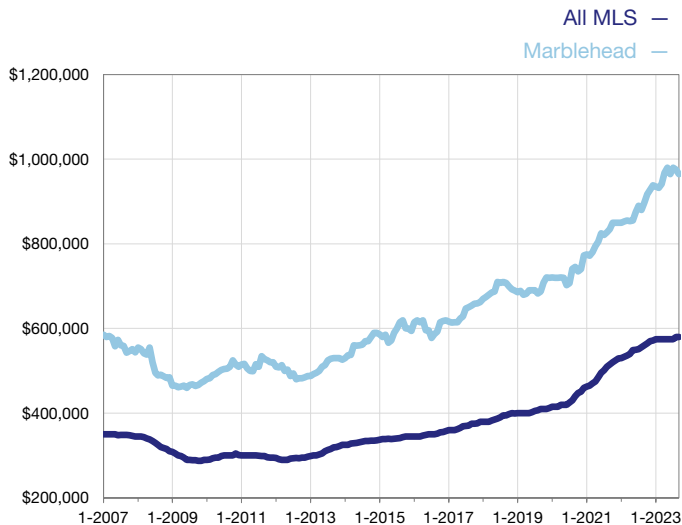
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	38	38	0.0%
Closed Sales	8	4	- 50.0%	38	33	- 13.2%
Median Sales Price*	\$555,000	\$842,500	+ 51.8%	\$552,000	\$574,500	+ 4.1%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 25.5%	52	23	- 55.8%
Percent of Original List Price Received*	101.4%	104.1%	+ 2.7%	101.3%	103.7%	+ 2.4%
New Listings	4	8	+ 100.0%	42	49	+ 16.7%

* 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

