

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	11	- 38.9%	169	139	- 17.8%
Closed Sales	19	12	- 36.8%	166	139	- 16.3%
Median Sales Price*	\$1,205,000	\$1,205,000	0.0%	\$932,500	\$975,000	+ 4.6%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	25	33	+ 32.0%
Percent of Original List Price Received*	104.2%	102.3%	- 1.8%	105.0%	101.5%	- 3.3%
New Listings	19	10	- 47.4%	212	165	- 22.2%

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

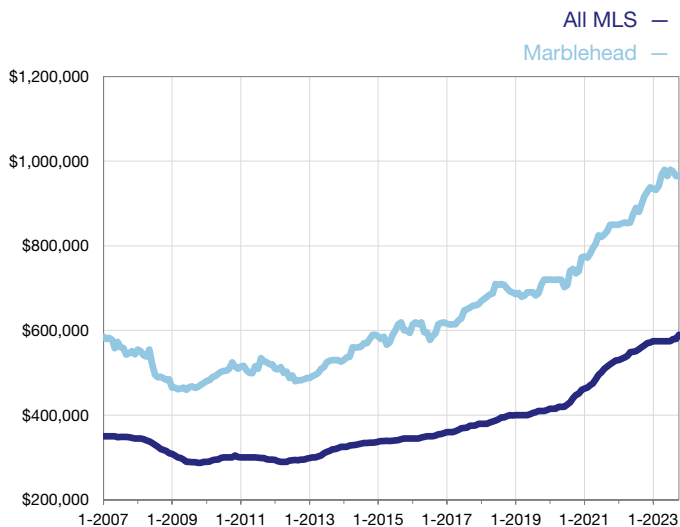
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	44	42	- 4.5%
Closed Sales	2	4	+ 100.0%	40	37	- 7.5%
Median Sales Price*	\$594,000	\$834,500	+ 40.5%	\$552,000	\$575,500	+ 4.3%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	51	23	- 54.9%
Percent of Original List Price Received*	101.0%	98.3%	- 2.7%	101.3%	103.1%	+ 1.8%
New Listings	7	4	- 42.9%	49	54	+ 10.2%

* 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

