

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	18	+ 20.0%	184	155	- 15.8%
Closed Sales	19	13	- 31.6%	185	152	- 17.8%
Median Sales Price*	\$840,000	\$925,000	+ 10.1%	\$930,000	\$970,000	+ 4.3%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	45	29	- 35.6%	27	33	+ 22.2%
Percent of Original List Price Received*	101.5%	98.0%	- 3.4%	104.7%	101.2%	- 3.3%
New Listings	8	13	+ 62.5%	220	178	- 19.1%

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

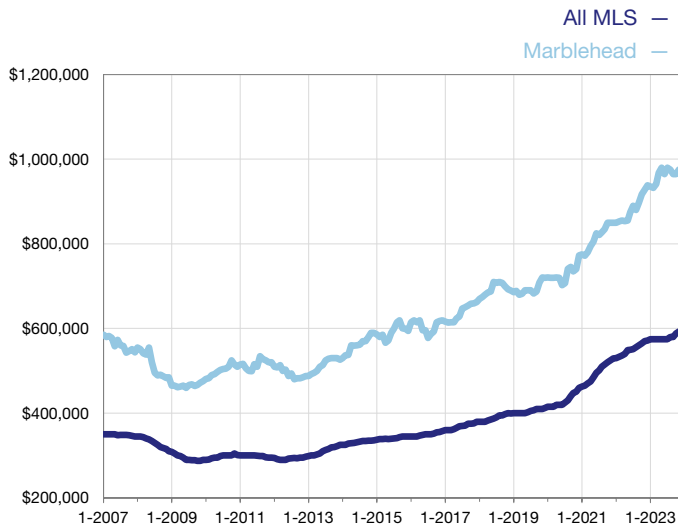
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	47	46	- 2.1%
Closed Sales	4	3	- 25.0%	44	40	- 9.1%
Median Sales Price*	\$502,450	\$720,000	+ 43.3%	\$552,000	\$605,206	+ 9.6%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	57	24	- 57.9%	51	23	- 54.9%
Percent of Original List Price Received*	97.4%	99.1%	+ 1.7%	100.9%	102.8%	+ 1.9%
New Listings	3	2	- 33.3%	52	55	+ 5.8%

* 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

