

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	189	161	- 14.8%
Closed Sales	9	9	0.0%	194	162	- 16.5%
Median Sales Price*	\$1,255,000	<b>\$758,200</b>	- 39.6%	\$938,000	<b>\$964,875</b>	+ 2.9%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.7</b>	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	40	<b>39</b>	- 2.5%	27	<b>33</b>	+ 22.2%
Percent of Original List Price Received*	101.2%	<b>101.9%</b>	+ 0.7%	104.5%	<b>101.2%</b>	- 3.2%
New Listings	2	<b>4</b>	+ 100.0%	222	<b>182</b>	- 18.0%

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

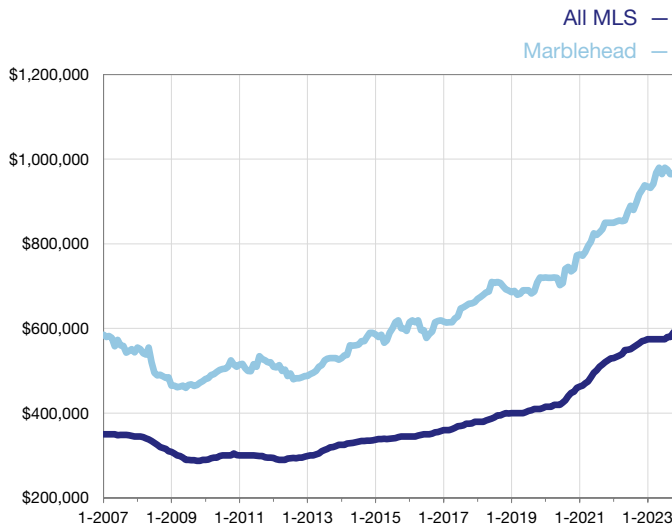
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	49	47	- 4.1%
Closed Sales	3	3	0.0%	47	43	- 8.5%
Median Sales Price*	\$435,000	<b>\$750,000</b>	+ 72.4%	\$550,000	<b>\$625,000</b>	+ 13.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	<b>0.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>61</b>	+ 60.5%	50	<b>26</b>	- 48.0%
Percent of Original List Price Received*	94.7%	<b>92.8%</b>	- 2.0%	100.5%	<b>102.1%</b>	+ 1.6%
New Listings	1	0	- 100.0%	53	<b>55</b>	+ 3.8%

\* 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

