

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

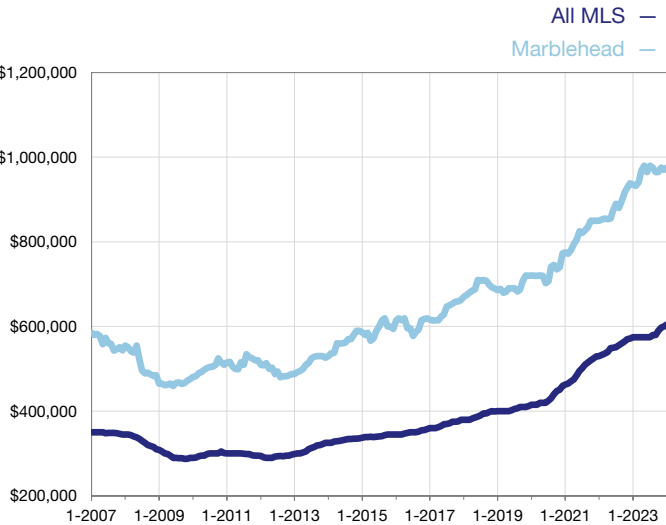
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Median Sales Price*	\$767,500	\$955,000	+ 24.4%	\$767,500	\$955,000	+ 24.4%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	54	21	- 61.1%	54	21	- 61.1%
Percent of Original List Price Received*	91.4%	103.6%	+ 13.3%	91.4%	103.6%	+ 13.3%
New Listings	13	6	- 53.8%	13	6	- 53.8%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	4	0	- 100.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$475,000	\$736,250	+ 55.0%	\$475,000	\$736,250	+ 55.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	26	49	+ 88.5%	26	49	+ 88.5%
Percent of Original List Price Received*	99.6%	94.5%	- 5.1%	99.6%	94.5%	- 5.1%
New Listings	4	3	- 25.0%	4	3	- 25.0%

* 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

