

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 13 | 6 | - 53.8% | 19 | 14 | - 26.3% |
| Closed Sales | 6 | 7 | + 16.7% | 16 | 15 | - 6.3% |
| Median Sales Price* | \$644,500 | \$790,000 | + 22.6% | \$722,000 | \$790,000 | + 9.4% |
| Inventory of Homes for Sale | 17 | 6 | - 64.7% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.5 | - 50.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 17 | 50 | + 194.1% | 40 | 35 | - 12.5% |
| Percent of Original List Price Received* | 100.2% | 103.2% | + 3.0% | 94.7% | 103.4% | + 9.2% |
| New Listings | 11 | 5 | - 54.5% | 24 | 11 | - 54.2% |

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

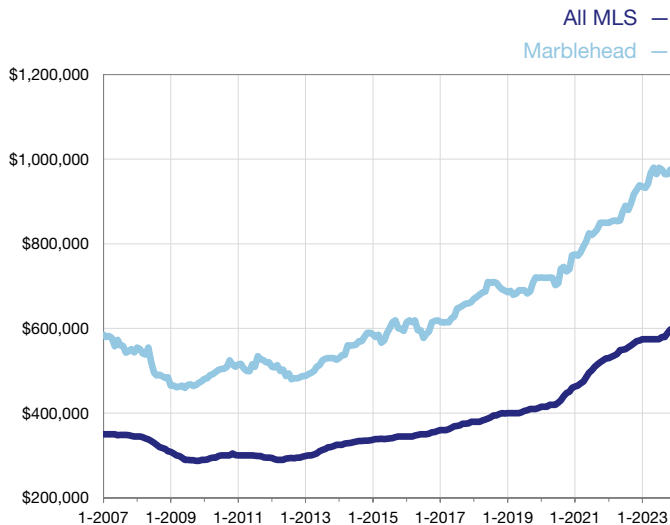
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|------------|--------------|------------------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 2 | 8 | + 300.0% | 6 | 8 | + 33.3% |
| Closed Sales | 1 | 1 | 0.0% | 3 | 3 | 0.0% |
| Median Sales Price* | \$375,000 | \$900,000 | + 140.0% | \$465,000 | \$850,000 | + 82.8% |
| Inventory of Homes for Sale | 3 | 4 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.8 | + 14.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 13 | 224 | + 1,623.1% | 22 | 107 | + 386.4% |
| Percent of Original List Price Received* | 100.0% | 85.7% | - 14.3% | 99.8% | 91.6% | - 8.2% |
| New Listings | 4 | 9 | + 125.0% | 8 | 11 | + 37.5% |

* 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

