

Marblehead

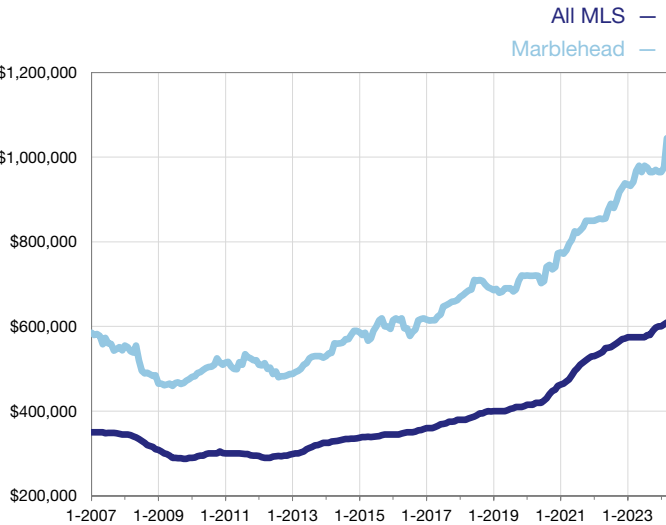
Single-Family Properties	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	30	26	- 13.3%
Closed Sales	10	9	- 10.0%	26	24	- 7.7%
Median Sales Price*	\$962,375	\$1,250,000	+ 29.9%	\$800,000	\$1,117,500	+ 39.7%
Inventory of Homes for Sale	22	10	- 54.5%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	36	71	+ 97.2%	38	48	+ 26.3%
Percent of Original List Price Received*	102.6%	105.7%	+ 3.0%	97.7%	104.3%	+ 6.8%
New Listings	17	16	- 5.9%	41	27	- 34.1%

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

Condominium Properties	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	11	13	+ 18.2%
Closed Sales	6	5	- 16.7%	9	8	- 11.1%
Median Sales Price*	\$312,500	\$428,500	+ 37.1%	\$375,000	\$563,500	+ 50.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	20	50	+ 150.0%
Percent of Original List Price Received*	102.1%	109.8%	+ 7.5%	101.4%	103.0%	+ 1.6%
New Listings	9	8	- 11.1%	17	19	+ 11.8%

* 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

