

Marblehead

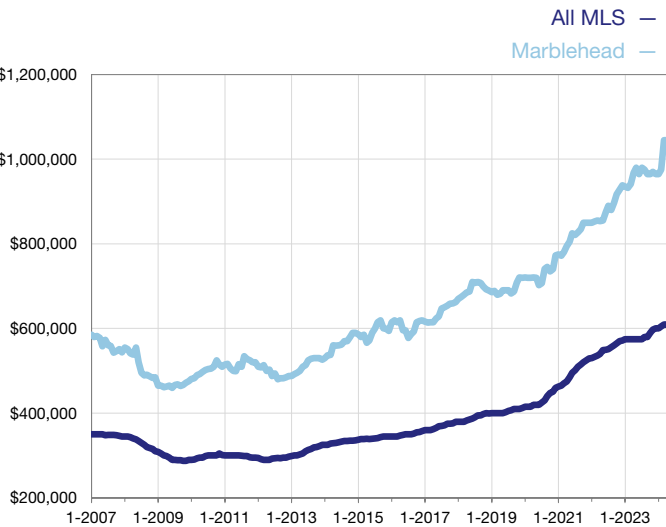
Single-Family Properties				April			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				16	19	+ 18.8%	46	43	- 6.5%
Closed Sales				11	6	- 45.5%	37	30	- 18.9%
Median Sales Price*				\$1,090,000	\$1,180,210	+ 8.3%	\$895,000	\$1,117,500	+ 24.9%
Inventory of Homes for Sale				19	22	+ 15.8%	--	--	--
Months Supply of Inventory				1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale				55	19	- 65.5%	43	42	- 2.3%
Percent of Original List Price Received*				92.8%	111.3%	+ 19.9%	96.3%	105.7%	+ 9.8%
New Listings				14	29	+ 107.1%	55	56	+ 1.8%

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

Condominium Properties				April			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	6	+ 50.0%	15	18	+ 20.0%
Closed Sales				3	7	+ 133.3%	12	15	+ 25.0%
Median Sales Price*				\$575,500	\$705,000	+ 22.5%	\$452,000	\$580,000	+ 28.3%
Inventory of Homes for Sale				8	6	- 25.0%	--	--	--
Months Supply of Inventory				2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale				19	19	0.0%	20	36	+ 80.0%
Percent of Original List Price Received*				105.2%	100.0%	- 4.9%	102.3%	101.6%	- 0.7%
New Listings				5	5	0.0%	22	24	+ 9.1%

* 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

