

Marblehead

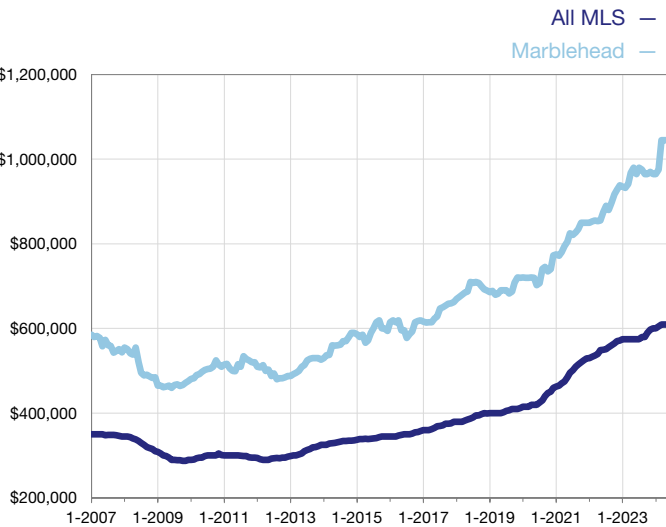
Single-Family Properties	May			Year to Date		
	2023	2024	+ / –	2023	2024	+ / –
Key Metrics						
Pending Sales	14	25	+ 78.6%	60	63	+ 5.0%
Closed Sales	15	19	+ 26.7%	52	49	- 5.8%
Median Sales Price*	\$1,000,000	\$965,000	- 3.5%	\$957,500	\$1,105,000	+ 15.4%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	38	36	- 5.3%
Percent of Original List Price Received*	102.1%	107.7%	+ 5.5%	97.9%	106.5%	+ 8.8%
New Listings	24	28	+ 16.7%	79	85	+ 7.6%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / –	2023	2024	+ / –
Key Metrics						
Pending Sales	5	6	+ 20.0%	20	24	+ 20.0%
Closed Sales	5	4	- 20.0%	17	19	+ 11.8%
Median Sales Price*	\$515,000	\$422,500	- 18.0%	\$485,000	\$547,000	+ 12.8%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	20	34	+ 70.0%
Percent of Original List Price Received*	103.3%	104.5%	+ 1.2%	102.6%	102.2%	- 0.4%
New Listings	5	6	+ 20.0%	27	30	+ 11.1%

* 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

