

Marblehead

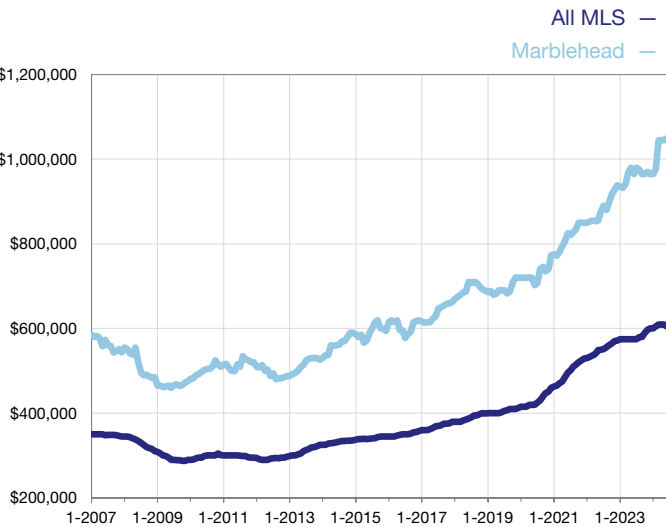
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	24	0.0%	84	85	+ 1.2%
Closed Sales	16	22	+ 37.5%	68	72	+ 5.9%
Median Sales Price*	\$922,500	\$1,353,000	+ 46.7%	\$957,500	\$1,132,750	+ 18.3%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	37	31	- 16.2%
Percent of Original List Price Received*	103.9%	105.4%	+ 1.4%	99.3%	106.0%	+ 6.7%
New Listings	25	28	+ 12.0%	104	113	+ 8.7%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	27	27	0.0%
Closed Sales	5	4	- 20.0%	22	23	+ 4.5%
Median Sales Price*	\$485,000	\$667,500	+ 37.6%	\$485,000	\$580,000	+ 19.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	16	40	+ 150.0%	19	35	+ 84.2%
Percent of Original List Price Received*	104.2%	97.0%	- 6.9%	103.0%	101.3%	- 1.7%
New Listings	6	5	- 16.7%	33	35	+ 6.1%

* 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

