

Marblehead

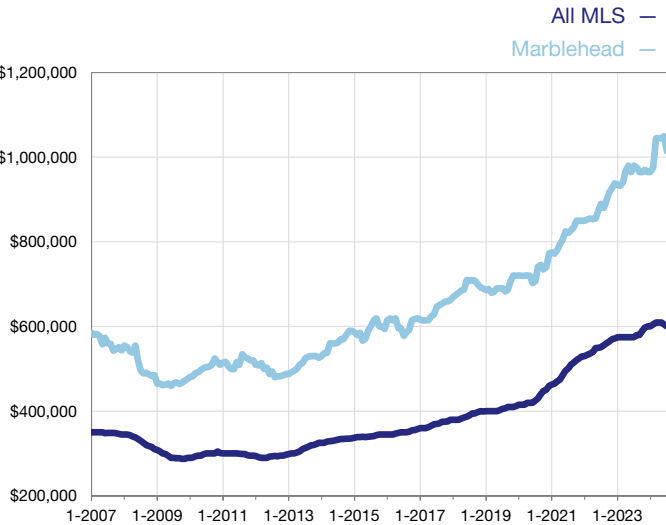
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	25	+ 78.6%	98	107	+ 9.2%
Closed Sales	23	18	- 21.7%	91	90	- 1.1%
Median Sales Price*	\$1,100,000	\$905,000	- 17.7%	\$965,000	\$1,117,500	+ 15.8%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	36	31	- 13.9%
Percent of Original List Price Received*	107.9%	103.2%	- 4.4%	101.5%	105.5%	+ 3.9%
New Listings	20	19	- 5.0%	124	130	+ 4.8%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	2	- 71.4%	34	29	- 14.7%
Closed Sales	2	4	+ 100.0%	24	27	+ 12.5%
Median Sales Price*	\$638,500	\$942,500	+ 47.6%	\$496,250	\$590,000	+ 18.9%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--
Cumulative Days on Market Until Sale	18	52	+ 188.9%	19	38	+ 100.0%
Percent of Original List Price Received*	109.1%	98.1%	- 10.1%	103.5%	100.8%	- 2.6%
New Listings	3	4	+ 33.3%	36	39	+ 8.3%

* 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

