

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

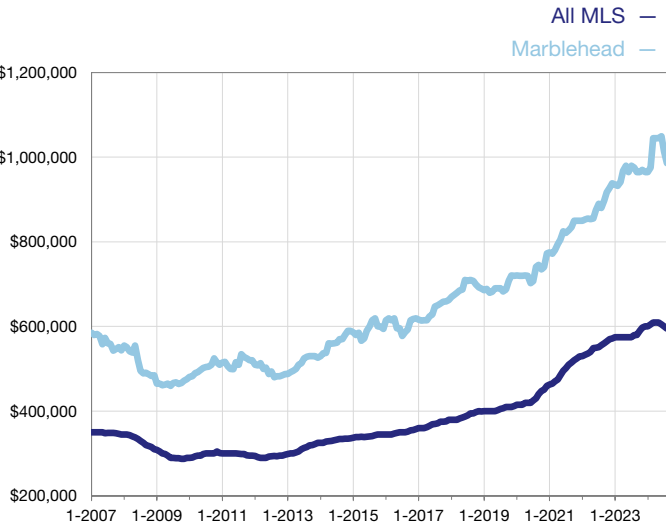
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	14	- 30.0%	118	116	- 1.7%
Closed Sales	20	19	- 5.0%	111	109	- 1.8%
Median Sales Price*	\$1,125,000	\$900,000	- 20.0%	\$975,000	\$1,100,000	+ 12.8%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	48	+ 23.1%	36	34	- 5.6%
Percent of Original List Price Received*	100.4%	103.5%	+ 3.1%	101.3%	105.2%	+ 3.8%
New Listings	14	8	- 42.9%	138	138	0.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	6	--	33	34	+ 3.0%
Closed Sales	5	4	- 20.0%	29	31	+ 6.9%
Median Sales Price*	\$777,000	\$606,000	- 22.0%	\$517,500	\$590,000	+ 14.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	31	27	- 12.9%	21	36	+ 71.4%
Percent of Original List Price Received*	104.4%	105.3%	+ 0.9%	103.6%	101.4%	- 2.1%
New Listings	6	2	- 66.7%	42	41	- 2.4%

* 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

