

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

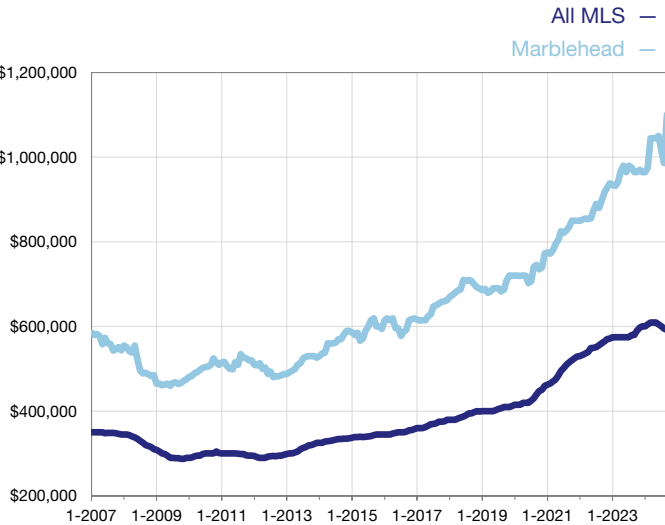
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	128	131	+ 2.3%
Closed Sales	16	12	- 25.0%	127	121	- 4.7%
Median Sales Price*	\$907,000	\$1,036,000	+ 14.2%	\$964,750	\$1,050,420	+ 8.9%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 45.5%	35	33	- 5.7%
Percent of Original List Price Received*	102.2%	100.2%	- 2.0%	101.4%	104.7%	+ 3.3%
New Listings	17	22	+ 29.4%	155	160	+ 3.2%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	38	38	0.0%
Closed Sales	4	2	- 50.0%	33	33	0.0%
Median Sales Price*	\$842,500	\$505,000	- 40.1%	\$574,500	\$590,000	+ 2.7%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	74	+ 94.7%	23	38	+ 65.2%
Percent of Original List Price Received*	104.1%	97.1%	- 6.7%	103.7%	101.2%	- 2.4%
New Listings	7	5	- 28.6%	49	45	- 8.2%

\* 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

