

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	17	+ 88.9%	137	143	+ 4.4%
Closed Sales	12	13	+ 8.3%	139	134	- 3.6%
Median Sales Price*	\$1,205,000	\$1,150,000	- 4.6%	\$975,000	\$1,086,250	+ 11.4%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	33	33	0.0%
Percent of Original List Price Received*	102.3%	106.7%	+ 4.3%	101.5%	104.9%	+ 3.3%
New Listings	10	15	+ 50.0%	165	173	+ 4.8%

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

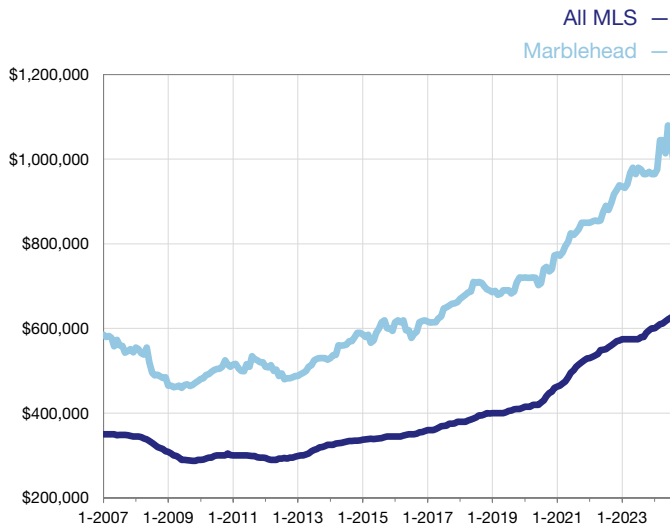
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	40	41	+ 2.5%
Closed Sales	4	8	+ 100.0%	37	41	+ 10.8%
Median Sales Price*	\$834,500	\$552,500	- 33.8%	\$575,500	\$590,000	+ 2.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	23	35	+ 52.2%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	103.1%	100.9%	- 2.1%
New Listings	4	1	- 75.0%	53	48	- 9.4%

* 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

