

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

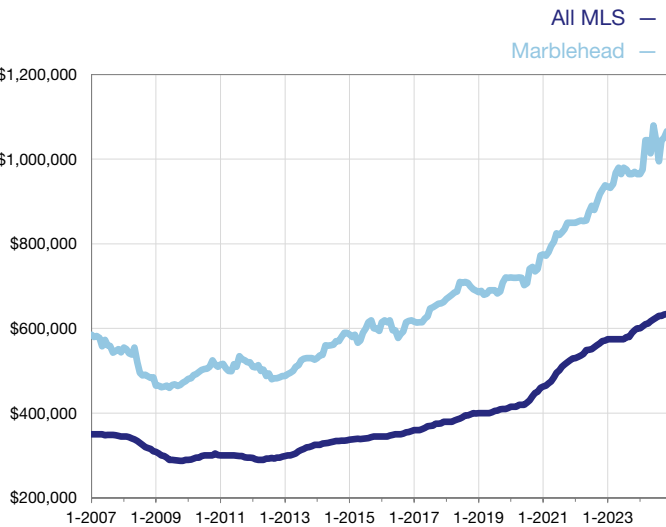
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	8	- 50.0%	153	148	- 3.3%
Closed Sales	14	12	- 14.3%	153	146	- 4.6%
Median Sales Price*	\$902,500	\$1,095,000	+ 21.3%	\$965,000	\$1,086,250	+ 12.6%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	30	64	+ 113.3%	33	35	+ 6.1%
Percent of Original List Price Received*	97.9%	95.6%	- 2.3%	101.2%	104.1%	+ 2.9%
New Listings	12	11	- 8.3%	177	184	+ 4.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	46	43	- 6.5%
Closed Sales	3	4	+ 33.3%	40	45	+ 12.5%
Median Sales Price*	\$720,000	\$712,500	- 1.0%	\$605,206	\$595,000	- 1.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	24	48	+ 100.0%	23	37	+ 60.9%
Percent of Original List Price Received*	99.1%	101.4%	+ 2.3%	102.8%	101.0%	- 1.8%
New Listings	2	2	0.0%	55	50	- 9.1%

* 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

