

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

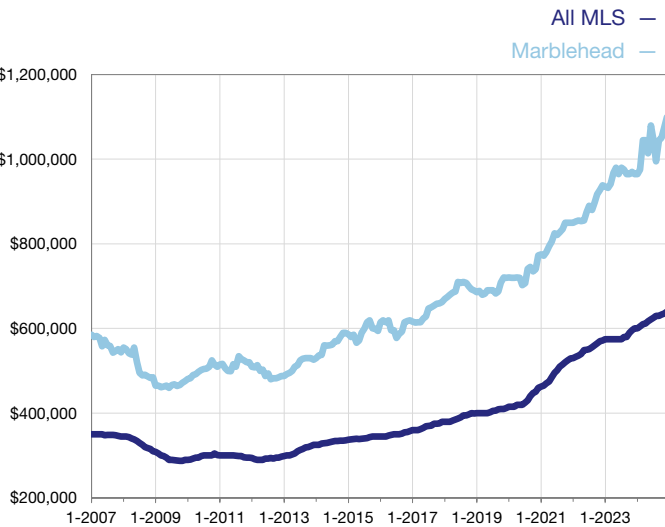
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	159	158	- 0.6%
Closed Sales	8	6	- 25.0%	161	153	- 5.0%
Median Sales Price*	\$756,600	\$1,087,500	+ 43.7%	\$964,750	\$1,100,000	+ 14.0%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	42	59	+ 40.5%	34	38	+ 11.8%
Percent of Original List Price Received*	99.9%	90.9%	- 9.0%	101.1%	103.4%	+ 2.3%
New Listings	4	6	+ 50.0%	181	190	+ 5.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	47	43	- 8.5%
Closed Sales	3	3	0.0%	43	48	+ 11.6%
Median Sales Price*	\$750,000	\$790,000	+ 5.3%	\$625,000	\$597,500	- 4.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	61	26	- 57.4%	26	36	+ 38.5%
Percent of Original List Price Received*	92.8%	100.5%	+ 8.3%	102.1%	100.9%	- 1.2%
New Listings	0	1	--	55	51	- 7.3%

\* 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

