

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

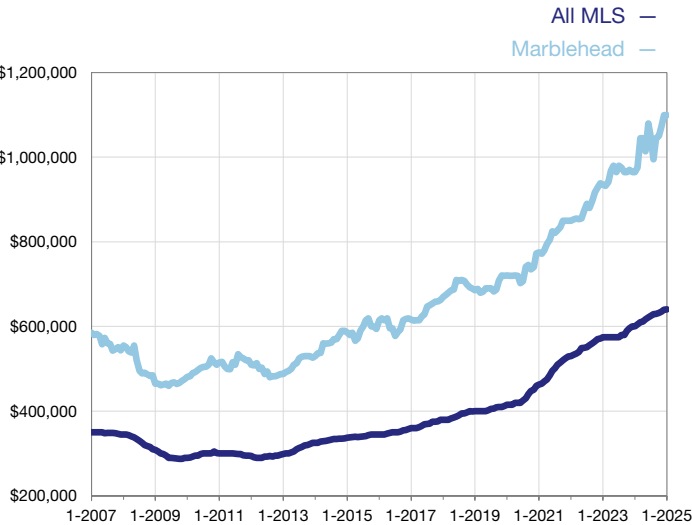
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	\$955,000	\$1,375,000	+ 44.0%	\$955,000	\$1,375,000	+ 44.0%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	21	41	+ 95.2%	21	41	+ 95.2%
Percent of Original List Price Received*	103.6%	93.6%	- 9.7%	103.6%	93.6%	- 9.7%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	0	2	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$736,250	\$0	- 100.0%	\$736,250	\$0	- 100.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	49	0	- 100.0%	49	0	- 100.0%
Percent of Original List Price Received*	94.5%	0.0%	- 100.0%	94.5%	0.0%	- 100.0%
New Listings	2	7	+ 250.0%	2	7	+ 250.0%

* 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

