

Marblehead

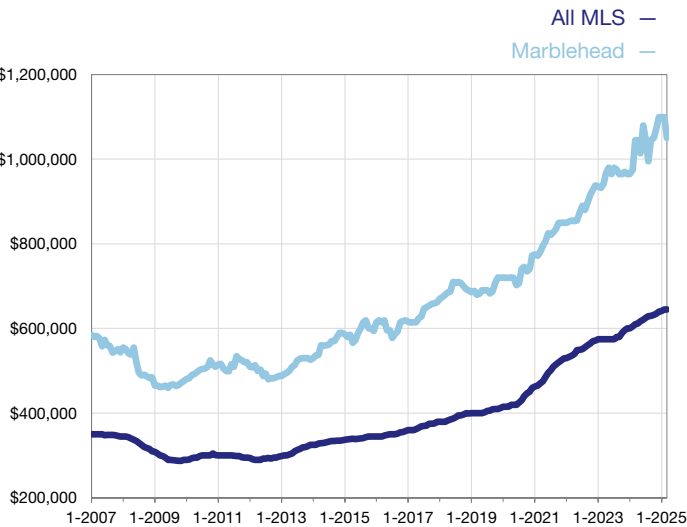
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	24	28	+ 16.7%
Closed Sales	9	17	+ 88.9%	24	32	+ 33.3%
Median Sales Price*	\$1,250,000	\$803,000	- 35.8%	\$1,117,500	\$870,000	- 22.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	60	- 15.5%	48	49	+ 2.1%
Percent of Original List Price Received*	105.7%	95.0%	- 10.1%	104.3%	95.7%	- 8.2%
New Listings	16	9	- 43.8%	27	31	+ 14.8%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	12	9	- 25.0%
Closed Sales	5	2	- 60.0%	8	6	- 25.0%
Median Sales Price*	\$428,500	\$594,000	+ 38.6%	\$563,500	\$725,000	+ 28.7%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	15	47	+ 213.3%	50	27	- 46.0%
Percent of Original List Price Received*	109.8%	97.4%	- 11.3%	103.0%	98.8%	- 4.1%
New Listings	8	9	+ 12.5%	19	17	- 10.5%

* 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

