

Marblehead

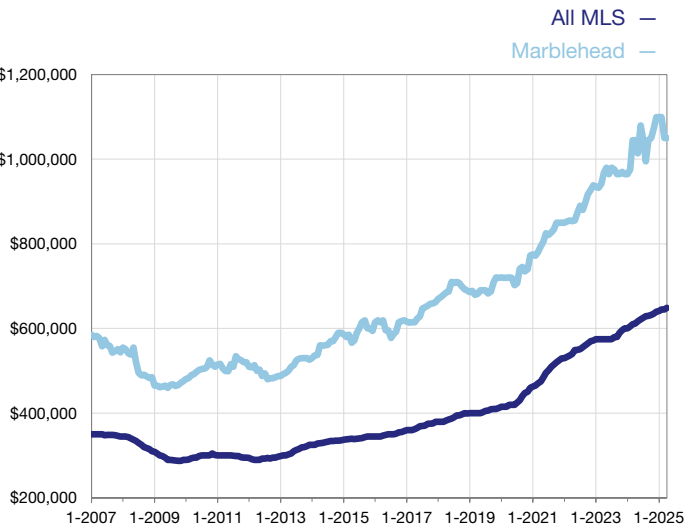
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	25	+ 78.6%	38	51	+ 34.2%
Closed Sales	6	6	0.0%	30	38	+ 26.7%
Median Sales Price*	\$1,180,210	\$1,040,000	- 11.9%	\$1,117,500	\$922,500	- 17.4%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	19	43	+ 126.3%	42	48	+ 14.3%
Percent of Original List Price Received*	111.3%	98.6%	- 11.4%	105.7%	96.1%	- 9.1%
New Listings	29	36	+ 24.1%	56	67	+ 19.6%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	10	+ 66.7%	18	17	- 5.6%
Closed Sales	7	5	- 28.6%	15	11	- 26.7%
Median Sales Price*	\$705,000	\$550,000	- 22.0%	\$580,000	\$577,500	- 0.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	19	49	+ 157.9%	36	37	+ 2.8%
Percent of Original List Price Received*	100.0%	95.2%	- 4.8%	101.6%	97.1%	- 4.4%
New Listings	5	8	+ 60.0%	24	25	+ 4.2%

* 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

