

Marblehead

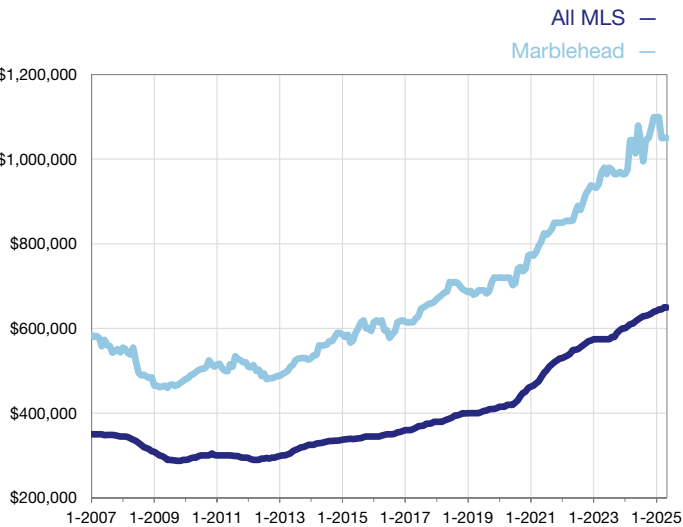
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	26	+ 18.2%	60	75	+ 25.0%
Closed Sales	20	17	- 15.0%	50	55	+ 10.0%
Median Sales Price*	\$957,500	\$1,040,000	+ 8.6%	\$1,103,000	\$999,000	- 9.4%
Inventory of Homes for Sale	31	31	0.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	36	43	+ 19.4%
Percent of Original List Price Received*	107.3%	108.6%	+ 1.2%	106.3%	100.0%	- 5.9%
New Listings	28	28	0.0%	84	95	+ 13.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	24	19	- 20.8%
Closed Sales	4	6	+ 50.0%	19	17	- 10.5%
Median Sales Price*	\$422,500	\$681,000	+ 61.2%	\$547,000	\$577,500	+ 5.6%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	28	18	- 35.7%	34	30	- 11.8%
Percent of Original List Price Received*	104.5%	102.4%	- 2.0%	102.2%	99.0%	- 3.1%
New Listings	6	7	+ 16.7%	30	32	+ 6.7%

* 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

