

# Marblehead

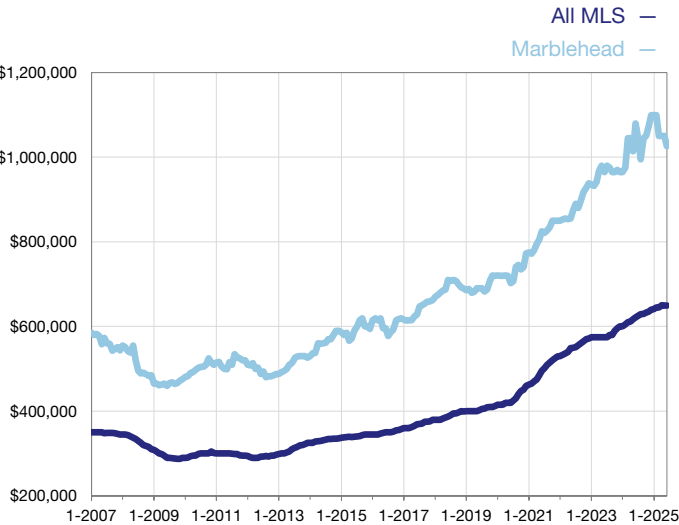
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	23	+ 4.5%	82	95	+ 15.9%
Closed Sales	22	29	+ 31.8%	72	84	+ 16.7%
Median Sales Price*	\$1,353,000	\$1,075,000	- 20.5%	\$1,132,750	\$1,009,117	- 10.9%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	31	36	+ 16.1%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	106.0%	100.9%	- 4.8%
New Listings	27	19	- 29.6%	111	114	+ 2.7%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	26	25	- 3.8%
Closed Sales	4	7	+ 75.0%	23	24	+ 4.3%
Median Sales Price*	\$667,500	\$587,000	- 12.1%	\$580,000	\$583,500	+ 0.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 27.5%	35	30	- 14.3%
Percent of Original List Price Received*	97.0%	101.8%	+ 4.9%	101.3%	99.8%	- 1.5%
New Listings	5	6	+ 20.0%	35	38	+ 8.6%

\* 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

