

Marblehead

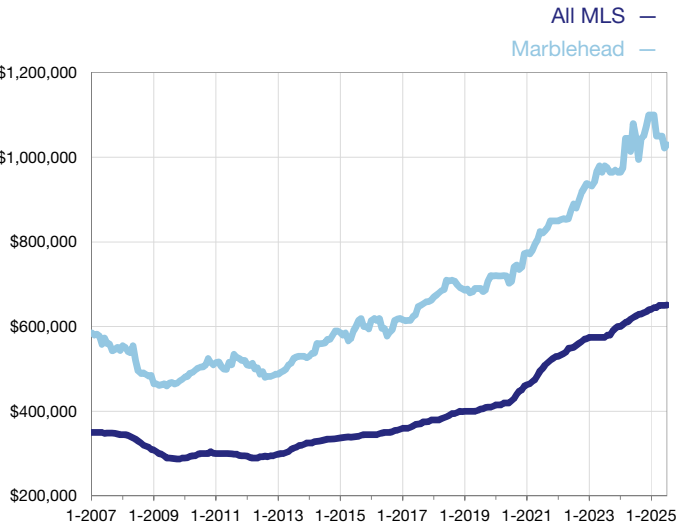
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	20	0.0%	102	111	+ 8.8%
Closed Sales	18	14	- 22.2%	90	98	+ 8.9%
Median Sales Price*	\$905,000	\$970,000	+ 7.2%	\$1,117,500	\$1,003,617	- 10.2%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	56	+ 100.0%	31	39	+ 25.8%
Percent of Original List Price Received*	103.2%	94.7%	- 8.2%	105.5%	100.0%	- 5.2%
New Listings	19	19	0.0%	130	132	+ 1.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	27	30	+ 11.1%
Closed Sales	4	3	- 25.0%	27	27	0.0%
Median Sales Price*	\$942,500	\$580,000	- 38.5%	\$590,000	\$580,000	- 1.7%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	52	48	- 7.7%	38	32	- 15.8%
Percent of Original List Price Received*	98.1%	90.7%	- 7.5%	100.8%	98.8%	- 2.0%
New Listings	4	7	+ 75.0%	39	46	+ 17.9%

* 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

