

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marblehead

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	7	- 30.0%	156	174	+ 11.5%
Closed Sales	6	10	+ 66.7%	153	173	+ 13.1%
Median Sales Price*	\$1,087,500	<b>\$885,243</b>	- 18.6%	\$1,100,000	<b>\$1,015,000</b>	- 7.7%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.4	<b>0.8</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	59	<b>31</b>	- 47.5%	38	<b>38</b>	0.0%
Percent of Original List Price Received*	90.9%	<b>96.7%</b>	+ 6.4%	103.4%	<b>99.6%</b>	- 3.7%
New Listings	6	<b>1</b>	- 83.3%	190	<b>198</b>	+ 4.2%

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

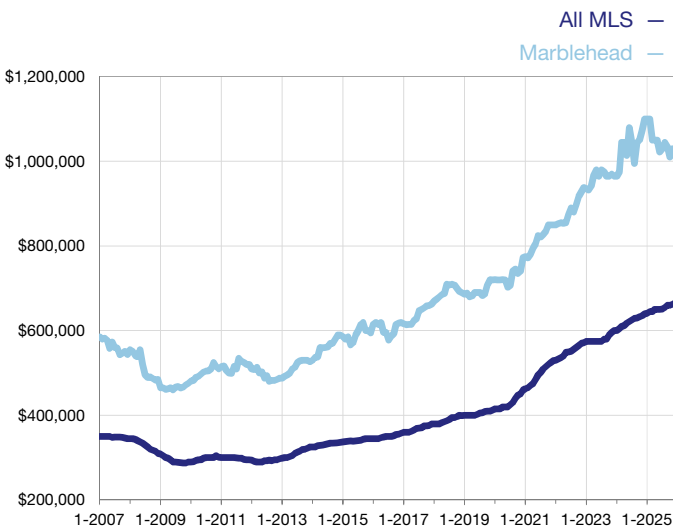
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	43	57	+ 32.6%
Closed Sales	3	6	+ 100.0%	48	55	+ 14.6%
Median Sales Price*	\$790,000	<b>\$680,000</b>	- 13.9%	\$597,500	<b>\$580,000</b>	- 2.9%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.1</b>	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>44</b>	+ 69.2%	36	<b>34</b>	- 5.6%
Percent of Original List Price Received*	100.5%	<b>99.2%</b>	- 1.3%	100.9%	<b>99.4%</b>	- 1.5%
New Listings	1	2	+ 100.0%	51	<b>81</b>	+ 58.8%

\* 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

