

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	8	- 33.3%	16	15	- 6.3%
Closed Sales	3	8	+ 166.7%	15	20	+ 33.3%
Median Sales Price*	\$695,000	\$1,437,500	+ 106.8%	\$1,250,000	\$865,500	- 30.8%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	46	+ 109.1%	37	39	+ 5.4%
Percent of Original List Price Received*	108.0%	96.8%	- 10.4%	96.5%	97.3%	+ 0.8%
New Listings	14	2	- 85.7%	22	10	- 54.5%

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

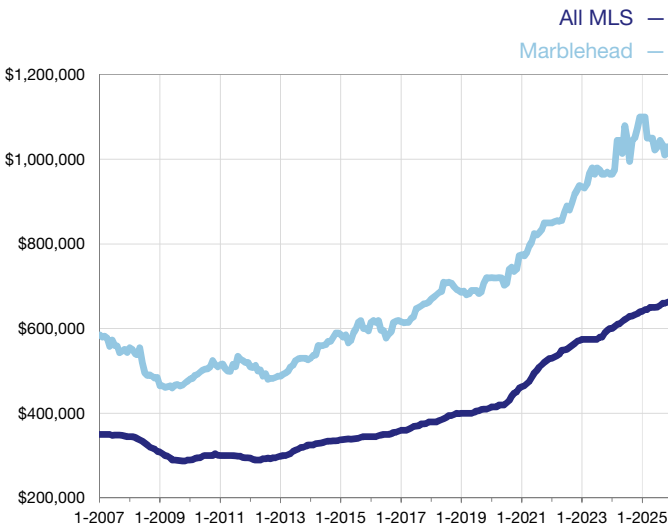
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	3	4	+ 33.3%
Closed Sales	4	3	- 25.0%	4	6	+ 50.0%
Median Sales Price*	\$1,037,500	\$501,000	- 51.7%	\$1,037,500	\$450,500	- 56.6%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	48	+ 182.4%	17	59	+ 247.1%
Percent of Original List Price Received*	99.5%	102.3%	+ 2.8%	99.5%	97.7%	- 1.8%
New Listings	1	3	+ 200.0%	8	10	+ 25.0%

* 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

