

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	13	+ 30.0%	26	26	0.0%
Closed Sales	17	4	- 76.5%	32	24	- 25.0%
Median Sales Price*	\$803,000	\$1,718,750	+ 114.0%	\$870,000	\$865,500	- 0.5%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	60	64	+ 6.7%	49	44	- 10.2%
Percent of Original List Price Received*	95.0%	101.3%	+ 6.6%	95.7%	98.0%	+ 2.4%
New Listings	9	20	+ 122.2%	31	31	0.0%

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

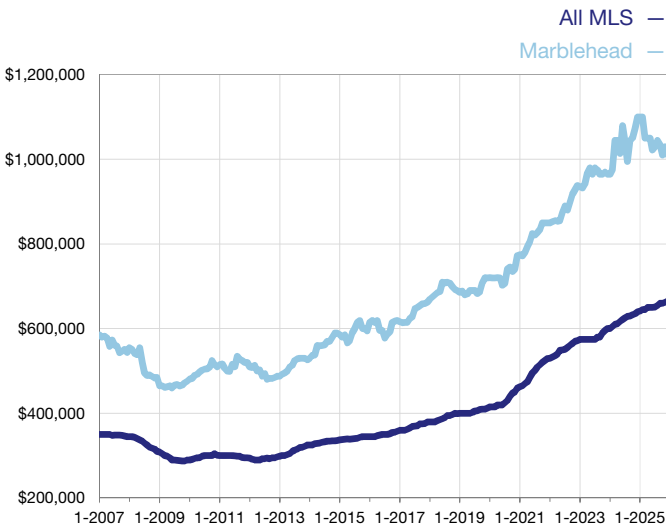
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	7	+ 75.0%	7	10	+ 42.9%
Closed Sales	2	1	- 50.0%	6	7	+ 16.7%
Median Sales Price*	\$594,000	\$670,000	+ 12.8%	\$725,000	\$501,000	- 30.9%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	3.8	2.4	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	47	45	- 4.3%	27	57	+ 111.1%
Percent of Original List Price Received*	97.4%	104.9%	+ 7.7%	98.8%	98.7%	- 0.1%
New Listings	9	11	+ 22.2%	17	21	+ 23.5%

* 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

