

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	23	20	- 13.0%	49	44	- 10.2%
Closed Sales	6	9	+ 50.0%	38	33	- 13.2%
Median Sales Price*	\$1,040,000	\$989,000	- 4.9%	\$922,500	\$910,000	- 1.4%
Inventory of Homes for Sale	31	16	- 48.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	23	- 46.5%	48	38	- 20.8%
Percent of Original List Price Received*	98.6%	101.2%	+ 2.6%	96.1%	98.9%	+ 2.9%
New Listings	36	18	- 50.0%	67	48	- 28.4%

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

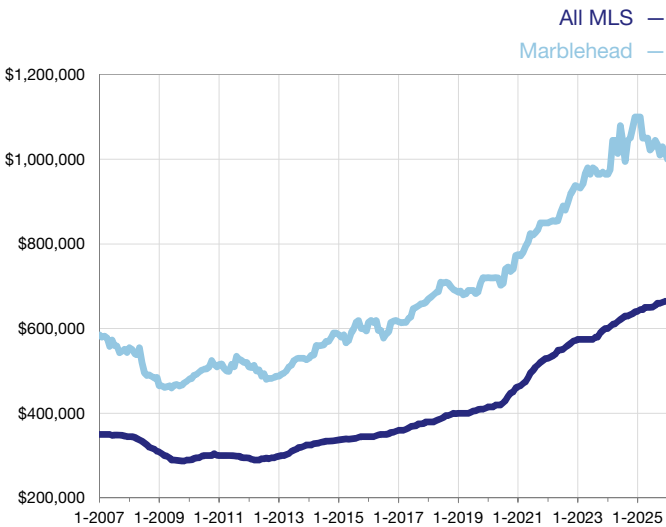
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	7	- 12.5%	15	16	+ 6.7%
Closed Sales	5	6	+ 20.0%	11	13	+ 18.2%
Median Sales Price*	\$550,000	\$504,500	- 8.3%	\$577,500	\$501,000	- 13.2%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--
Cumulative Days on Market Until Sale	49	49	0.0%	37	53	+ 43.2%
Percent of Original List Price Received*	95.2%	99.3%	+ 4.3%	97.1%	99.0%	+ 2.0%
New Listings	8	12	+ 50.0%	25	33	+ 32.0%

* 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

