

Marblehead

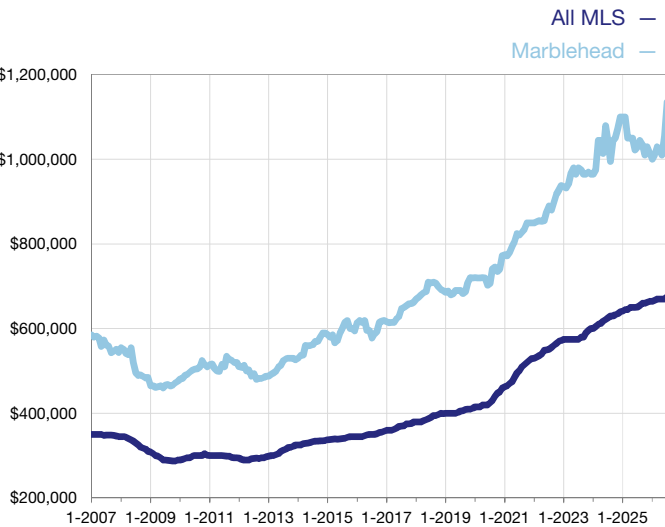
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	19	+ 18.8%	107	101	- 5.6%
Closed Sales	14	32	+ 128.6%	98	98	0.0%
Median Sales Price*	\$970,000	\$1,250,000	+ 28.9%	\$1,003,617	\$1,167,500	+ 16.3%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	56	38	- 32.1%	39	32	- 17.9%
Percent of Original List Price Received*	94.7%	100.1%	+ 5.7%	100.0%	100.8%	+ 0.8%
New Listings	19	17	- 10.5%	132	123	- 6.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	29	33	+ 13.8%
Closed Sales	3	7	+ 133.3%	27	31	+ 14.8%
Median Sales Price*	\$580,000	\$650,000	+ 12.1%	\$580,000	\$635,000	+ 9.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	48	38	- 20.8%	32	41	+ 28.1%
Percent of Original List Price Received*	90.7%	95.2%	+ 5.0%	98.8%	98.0%	- 0.8%
New Listings	7	7	0.0%	46	54	+ 17.4%

* 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

