

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marblehead

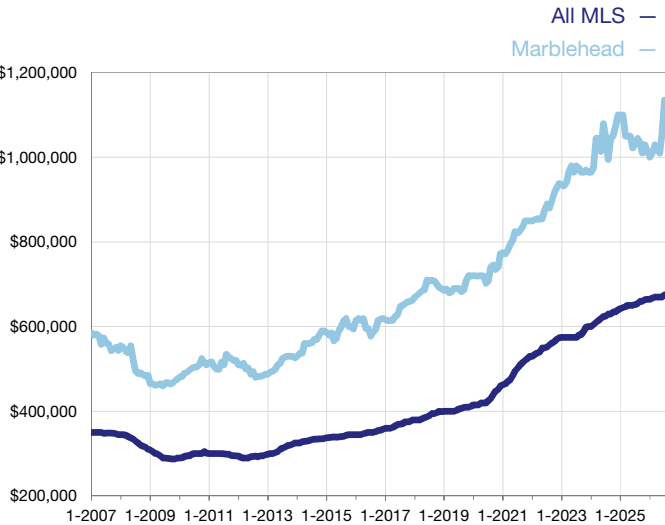
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	124	114	- 8.1%
Closed Sales	18	13	- 27.8%	116	111	- 4.3%
Median Sales Price*	\$992,500	\$998,000	+ 0.6%	\$1,003,617	\$1,135,000	+ 13.1%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	37	32	- 13.5%
Percent of Original List Price Received*	99.7%	98.7%	- 1.0%	100.0%	100.6%	+ 0.6%
New Listings	16	9	- 43.8%	148	131	- 11.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	34	41	+ 20.6%
Closed Sales	5	4	- 20.0%	32	35	+ 9.4%
Median Sales Price*	\$655,000	\$681,250	+ 4.0%	\$583,500	\$635,000	+ 8.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--
Cumulative Days on Market Until Sale	32	63	+ 96.9%	32	43	+ 34.4%
Percent of Original List Price Received*	107.4%	96.8%	- 9.9%	100.1%	97.8%	- 2.3%
New Listings	6	4	- 33.3%	52	60	+ 15.4%

* 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

