Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Marblehead

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**18**	+ 38.5%	155	**146**	- 5.8%
Closed Sales	18	**15**	- 16.7%	154	**140**	- 9.1%
Median Sales Price*	$1,165,000	**$1,075,000**	- 7.7%	$1,009,117	**$1,129,000**	+ 11.9%
Inventory of Homes for Sale	31	**27**	- 12.9%	--	--	--
Months Supply of Inventory	2.2	**2.0**	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	26	**28**	+ 7.7%	35	**34**	- 2.9%
Percent of Original List Price Received*	101.7%	**98.5%**	- 3.1%	100.1%	**99.6%**	- 0.5%
New Listings	14	**14**	0.0%	186	**172**	- 7.5%

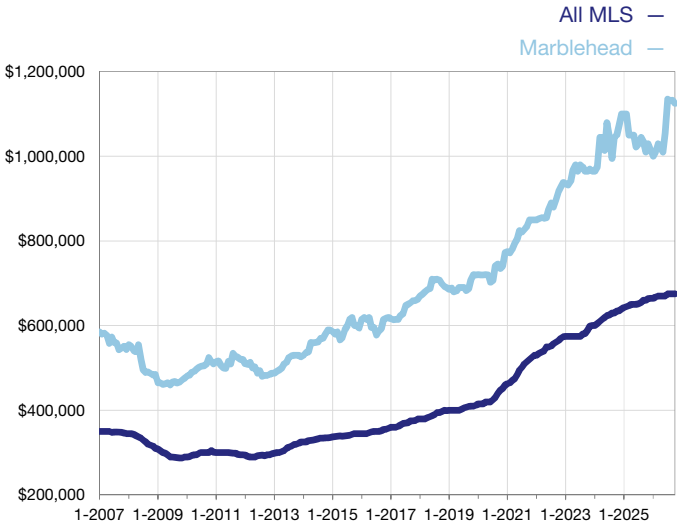
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

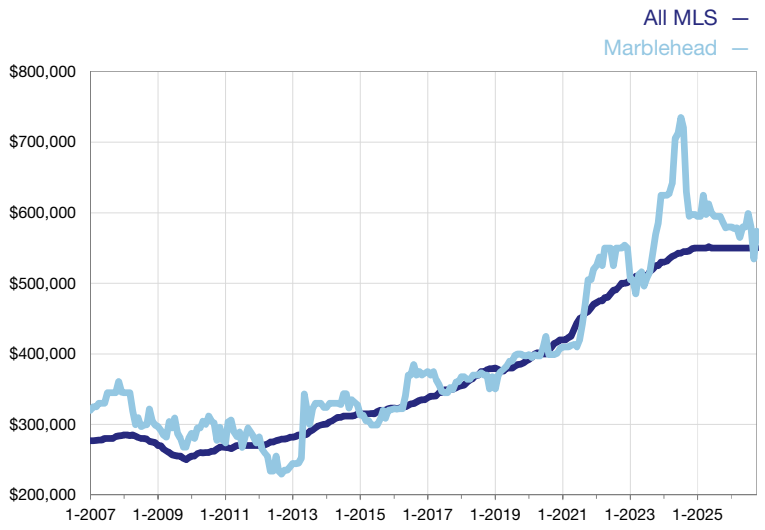
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**4**	- 63.6%	47	**48**	+ 2.1%
Closed Sales	7	**5**	- 28.6%	44	**47**	+ 6.8%
Median Sales Price*	$500,000	**$465,000**	- 7.0%	$578,750	**$520,000**	- 10.2%
Inventory of Homes for Sale	21	**13**	- 38.1%	--	--	--
Months Supply of Inventory	5.1	**2.5**	- 51.0%	--	--	--
Cumulative Days on Market Until Sale	32	**105**	+ 228.1%	31	**52**	+ 67.7%
Percent of Original List Price Received*	100.5%	**92.7%**	- 7.8%	99.9%	**97.1%**	- 2.8%
New Listings	11	**3**	- 72.7%	76	**73**	- 3.9%

* 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



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