

Active Trends

Property Type: Single Family

Prior Period: 8/8/18 - 8/8/19

Current Period: 8/9/19 - 8/9/20

Number of Properties Active					Median Asking Price				Days on Market		
Town	Prior Period	Current Period	Unit Change	% Change	Prior Period	Current Period	Price Change	% Change	Prior Period	Current Period	% Change
Marblehead, MA	391	331	-60	-15.3%	\$739,000	\$759,995	\$20,995	2.8%	88	73	-17.0%
Nahant, MA	76	75	-1	-1.3%	\$684,500	\$825,000	\$140,500	20.5%	124	108	-12.9%
Swampscott, MA	221	197	-24	-10.9%	\$599,900	\$629,000	\$29,100	4.9%	79	65	-17.7%
	688	603	-85	-12.4%	\$697,000	\$699,900	\$2,900	0.4%	97	82	-15.5%

Under Agreement Trends

Property Type: Single Family

Prior Period: 8/8/18 - 8/8/19

Current Period: 8/9/19 - 8/9/20

Number of Properties U/A					Median Asking Price				Days on Market		
Town	Prior Period	Current Period	Unit Change	% Change	Prior Period	Current Period	Price Change	% Change	Prior Period	Current Period	% Change
Marblehead, Ma	238	245	7	2.9%	\$712,400	\$749,000	\$36,600	5.1%	50	59	18.0%
Nahant, Ma	29	40	11	37.9%	\$549,500	\$749,700	\$200,200	36.4%	62	78	25.8%
Swampscott, Ma	138	158	20	14.5%	\$582,500	\$599,900	\$17,400	3.0%	46	44	-4.3%
	405	443	38	9.4%	\$649,900	\$679,000	\$29,100	4.5%	53	61	15.1%

Sales Trends

Property Type: Single Family

Prior Period: 8/8/18 - 8/8/19

Current Period: 8/9/19 - 8/9/20

Number of Properties Sold					Median Sale Price				Days on Market		
Town	Prior Period	Current Period	Unit Change	% Change	Prior Period	Current Period	Price Change	% Change	Prior Period	Current Period	% Change
Marblehead, Ma	233	232	-1	-0.4%	\$682,000	\$724,500	\$42,500	6.2%	49	57	16.3%
Nahant, Ma	32	31	-1	-3.1%	\$562,500	\$740,000	\$177,500	31.6%	74	67	-9.5%
Swampscott, Ma	143	140	-3	-2.1%	\$590,000	\$589,950	\$-50	-0.0%	48	47	-2.1%
	408	403	-5	-1.2%	\$636,875	\$670,000	\$33,125	5.2%	57	57	0.0%

Inventory Trends

Property Type: Single Family

Prior Period: 8/8/18 - 8/8/19

Current Period: 8/9/19 - 8/9/20

Town	Prior Period: 8/8/18 - 8/8/19 (12.2 months / 365 days)						Current Period: 8/9/19 - 8/9/20 (12.2 months / 366 days)					
	Active Listings		Sold Listings		Inventory Data		Active Listings		Sold Listings		Inventory Data	
	# Listings	DO M	# Listings	DO M	Sales/Month	MTHs of Inventory	# Listings	DO M	# Listings	DO M	Sales/Month	MTHs of Inventory
Marblehead, Ma	71	175	233	49	19.2	3.7	49	147	232	57	19	2.6
Nahant, Ma	19	192	32	74	2.6	7.3	18	185	31	67	2.5	7.2
Swampscott, Ma	35	186	143	48	11.8	3	27	185	140	47	11.5	2.3
	125	184	408	57	33.5	3.7	94	172	403	57	33	2.8

Note:

Inventory Trends Report Active Listings are calculated using a weighted average to determine the number of listings available for the entire time period

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