

## Active Trends

Property Type: Single Family

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

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

Town	Number of Properties Active				Median Asking Price				Days on Market		
	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%
	<b>688</b>	<b>603</b>	<b>-85</b>	<b>-12.4%</b>	<b>\$697,000</b>	<b>\$699,900</b>	<b>\$2,900</b>	<b>0.4%</b>	<b>97</b>	<b>82</b>	<b>-15.5%</b>

## Under Agreement Trends

Property Type: Single Family

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

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

Town	Number of Properties U/A				Median Asking Price				Days on Market		
	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%
	<b>405</b>	<b>443</b>	<b>38</b>	<b>9.4%</b>	<b>\$649,900</b>	<b>\$679,000</b>	<b>\$29,100</b>	<b>4.5%</b>	<b>53</b>	<b>61</b>	<b>15.1%</b>

## Sales Trends

Property Type: Single Family

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

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

Town	Number of Properties Sold				Median Sale Price				Days on Market		
	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%
	<b>408</b>	<b>403</b>	<b>-5</b>	<b>-1.2%</b>	<b>\$636,875</b>	<b>\$670,000</b>	<b>\$33,125</b>	<b>5.2%</b>	<b>57</b>	<b>57</b>	<b>0.0%</b>

# 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
	<b>125</b>	<b>184</b>	<b>408</b>	<b>57</b>	<b>33.5</b>	<b>3.7</b>	<b>94</b>	<b>172</b>	<b>403</b>	<b>57</b>	<b>33</b>	<b>2.8</b>

Note:

Inventory Trends Report Active Listings are calculated using a weighted average to determine the number of listings available for the entire time period  
 Reports provided by iMaxWebSolutions.com