

Marblehead, MA — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$1,060,024

Typical Home Value (ZHVI)

▲ 1.1% YoY

\$1,210,000

Median Sale Price

▲ 27.5% YoY

\$548/sqft

Median Price Per Sq Ft

▲ 15.1% YoY

53

Homes Currently For Sale
Active listings

48

Homes Sold (June 2026)
▲ 4.3% YoY (vs. 46)

33 days

Avg. Days on Market
vs. 41 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

48

Sold June

\$548/sqft

Median \$/sqft (▲ 15.1% YoY)

33 days

Avg. DOM (vs. 41 last year)

89 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Condo / Studio-1BR	~600–850 sq ft	\$300,000 – \$510,000
Condo / 2BR	~950–1,300 sq ft	\$475,000 – \$780,000
Single-Family (starter)	~1,300–1,800 sq ft	\$650,000 – \$1,080,000
Single-Family / Waterfront	~2,000–3,200 sq ft	\$1,000,000 – \$1,920,000

AGENT TAKEAWAY

June median hit \$1,210,000 (▲ 27.5%) on 48 sales vs. 46 — a high-end mix shift, since ZHVI is up only 1.1%. Homes sold in 33 days vs. 41. \$/sqft at \$548 is the cleaner read on value.

Sources: Zillow Home Value Index (ZHVI) for typical home value and for-sale inventory.

Redfin citywide data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.