

OLIVER REPORTS MA
Q1 2023 MARKET STATS

MARBLEHEAD

<u>SFH</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Change</u>
Q1	\$602,500	\$692,500	\$765,000	\$875,000	\$800,000	-9%
Q2	\$738,500	\$668,500	\$837,500	\$868,000		
Q3	\$715,000	\$846,000	\$894,925	\$1,000,500		
Q4	\$720,000	\$837,450	\$855,000	\$985,000		
H1	\$705,000	\$678,500	\$810,000	\$875,000		
H2	\$720,000	\$839,900	\$882,000	\$1,000,000		
Year	\$717,500	\$775,000	\$850,000	\$938,000		
Q1 Sales	38	31	32	21	26	24%
<u>Condos</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>Change</u>
Q1	\$352,000	\$392,170	\$440,000	\$472,000	\$387,000	-18%
Q2	\$409,500	\$454,900	\$525,000	\$555,000		
Q3	\$409,400	\$384,750	\$599,000	\$625,000		
Q4	\$398,900	\$407,500	\$525,000	\$449,000		
H1	\$383,250	\$452,950	\$485,100	\$505,000		
H2	\$399,000	\$404,009	\$550,000	\$559,450		
Year	\$398,900	\$407,500	\$520,000	\$550,000		
Q1 Sales	5	9	10	6	8	33%

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