

Marblehead 01945

ZIP code · MA · Massachusetts > Essex County > Marblehead

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

261

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



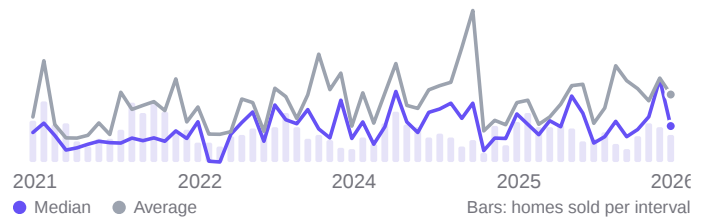
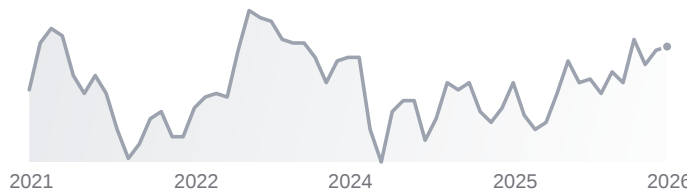
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$905K · Average \$1.2M

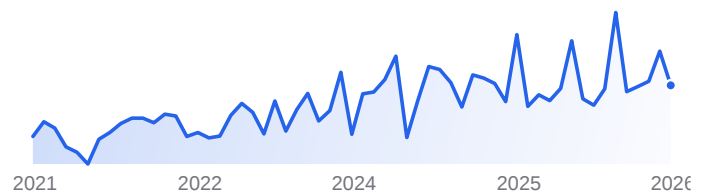
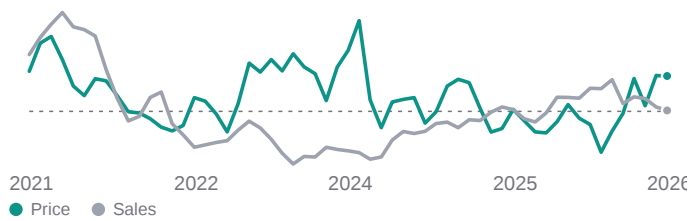


Growth (year over year)

Price +15.8% · Sales +0.4%

Price per square foot

\$520/ft²

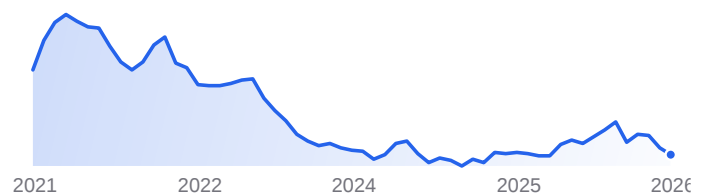
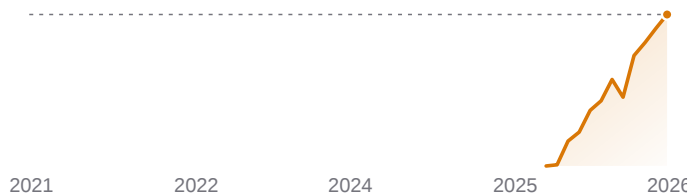


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

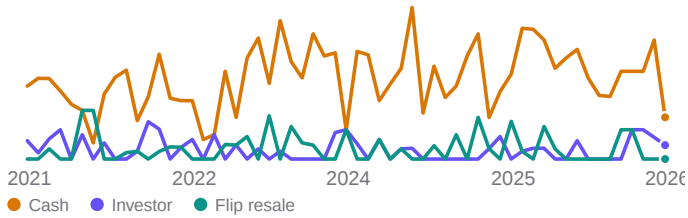
3.4%



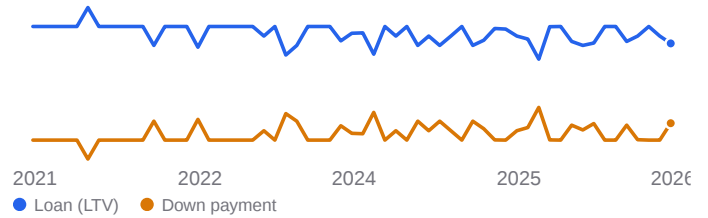
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 4.8% · Flip resale 0%

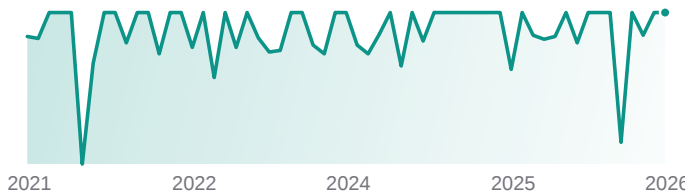


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



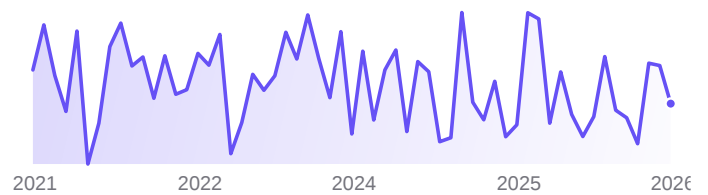
Sellers who sold at a gain

100%



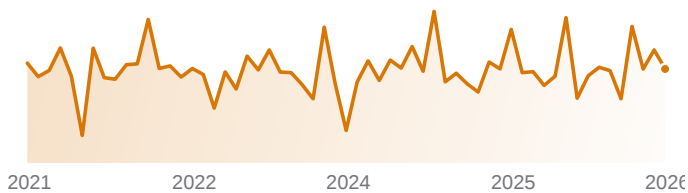
Typical hold before selling

9.4 yrs



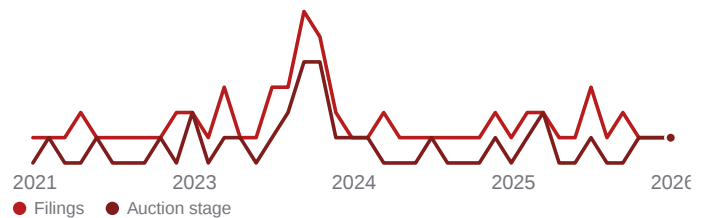
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,769
Median value (AVM)	\$1M
Median size	2,095 ft²
Median bedrooms	3
Median year built	1946
Single family	80%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	25%
Median loan-to-value	41%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	19,567
Density	1,754 / mi²
Median household income	\$157K
Average household income	\$197K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	86
Homes occupied	94%
Bachelor's or higher	41%
Poverty rate	2.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.