

Local Market Update – June 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 4.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.3%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 8.7%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	406	500	+ 23.2%	2,164	2,163	- 0.0%
Closed Sales	429	436	+ 1.6%	1,719	1,646	- 4.2%
Median Sales Price*	\$349,900	\$378,500	+ 8.2%	\$329,000	\$355,000	+ 7.9%
Inventory of Homes for Sale	1,464	1,403	- 4.2%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.8%	--	--	--
Cumulative Days on Market Until Sale	76	77	+ 0.3%	107	94	- 12.2%
Percent of Original List Price Received*	96.6%	96.6%	- 0.0%	94.7%	95.5%	+ 0.9%
New Listings	541	681	+ 25.9%	2,989	3,185	+ 6.6%

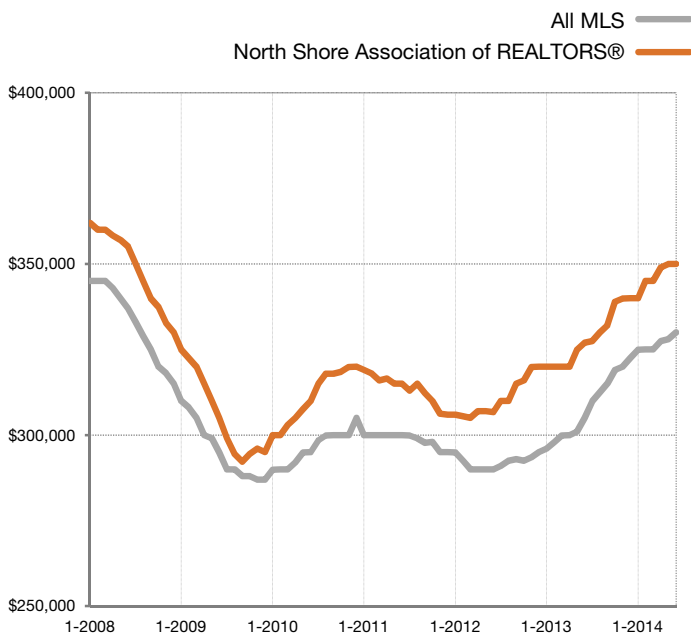
Condominium Properties

	June			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	145	190	+ 31.0%	794	900	+ 13.4%
Closed Sales	160	176	+ 10.0%	648	732	+ 13.0%
Median Sales Price*	\$225,000	\$256,000	+ 13.8%	\$206,000	\$235,000	+ 14.1%
Inventory of Homes for Sale	633	516	- 18.5%	--	--	--
Months Supply of Inventory	5.5	3.9	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	101	88	- 12.8%	118	93	- 21.0%
Percent of Original List Price Received*	94.6%	96.9%	+ 2.5%	93.9%	96.1%	+ 2.4%
New Listings	189	223	+ 18.0%	1,169	1,255	+ 7.4%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties

