

Local Market Update – April 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 3.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.5%

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

- 27.2%

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

Single-Family Properties

	April			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	353	480	+ 36.0%	1,157	1,299	+ 12.3%
Closed Sales	261	257	- 1.5%	869	874	+ 0.6%
Median Sales Price*	\$355,000	\$349,000	- 1.7%	\$345,000	\$360,000	+ 4.3%
Inventory of Homes for Sale	1,331	946	- 28.9%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--
Cumulative Days on Market Until Sale	98	111	+ 13.0%	108	111	+ 2.8%
Percent of Original List Price Received*	95.2%	95.8%	+ 0.7%	94.2%	94.6%	+ 0.4%
New Listings	635	693	+ 9.1%	1,800	1,652	- 8.2%

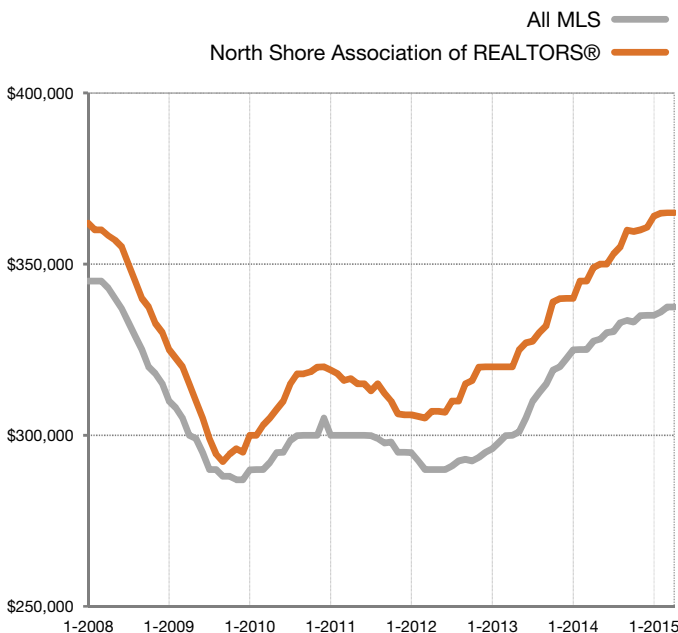
Condominium Properties

	April			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	189	220	+ 16.4%	529	574	+ 8.5%
Closed Sales	95	111	+ 16.8%	368	359	- 2.4%
Median Sales Price*	\$233,000	\$243,000	+ 4.3%	\$233,000	\$243,775	+ 4.6%
Inventory of Homes for Sale	535	412	- 23.0%	--	--	--
Months Supply of Inventory	4.2	3.0	- 27.7%	--	--	--
Cumulative Days on Market Until Sale	90	104	+ 15.1%	98	99	+ 0.7%
Percent of Original List Price Received*	96.3%	95.8%	- 0.5%	95.4%	95.4%	+ 0.0%
New Listings	277	292	+ 5.4%	772	735	- 4.8%

* 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

