

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**+ 9.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 3.4%**

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

**- 20.6%**

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

### Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	222	<b>291</b>	+ 31.1%	691	<b>731</b>	+ 5.8%
Closed Sales	171	<b>166</b>	- 2.9%	614	<b>566</b>	- 7.8%
Median Sales Price*	\$623,000	<b>\$667,500</b>	+ 7.1%	\$609,000	<b>\$665,000</b>	+ 9.2%
Inventory of Homes for Sale	312	<b>254</b>	- 18.6%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	34	<b>29</b>	- 15.5%	40	<b>38</b>	- 4.7%
Percent of Original List Price Received*	101.6%	<b>103.5%</b>	+ 1.8%	99.3%	<b>101.2%</b>	+ 1.9%
New Listings	243	<b>356</b>	+ 46.5%	846	<b>886</b>	+ 4.7%

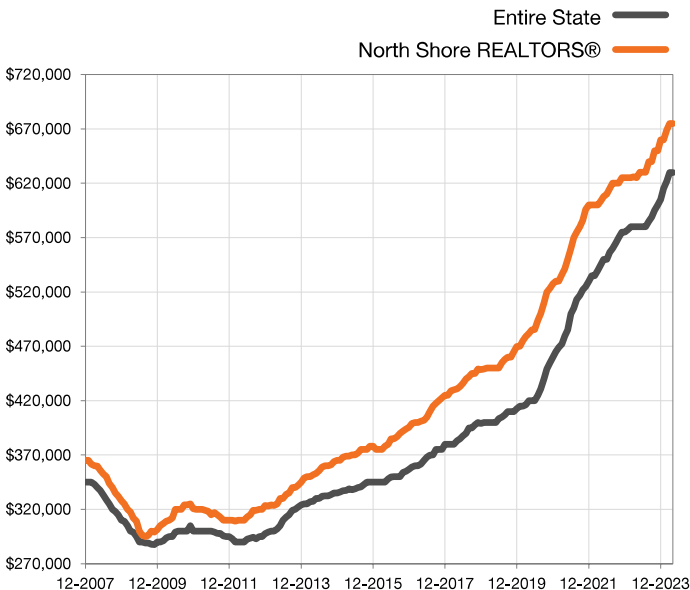
### Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	106	<b>139</b>	+ 31.1%	360	<b>424</b>	+ 17.8%
Closed Sales	76	<b>104</b>	+ 36.8%	337	<b>354</b>	+ 5.0%
Median Sales Price*	\$425,000	<b>\$456,250</b>	+ 7.4%	\$420,000	<b>\$450,000</b>	+ 7.1%
Inventory of Homes for Sale	145	<b>109</b>	- 24.8%	--	--	--
Months Supply of Inventory	1.2	<b>1.0</b>	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	34	<b>26</b>	- 25.0%	38	<b>34</b>	- 10.3%
Percent of Original List Price Received*	102.5%	<b>101.4%</b>	- 1.0%	99.5%	<b>100.3%</b>	+ 0.8%
New Listings	136	<b>138</b>	+ 1.5%	420	<b>467</b>	+ 11.2%

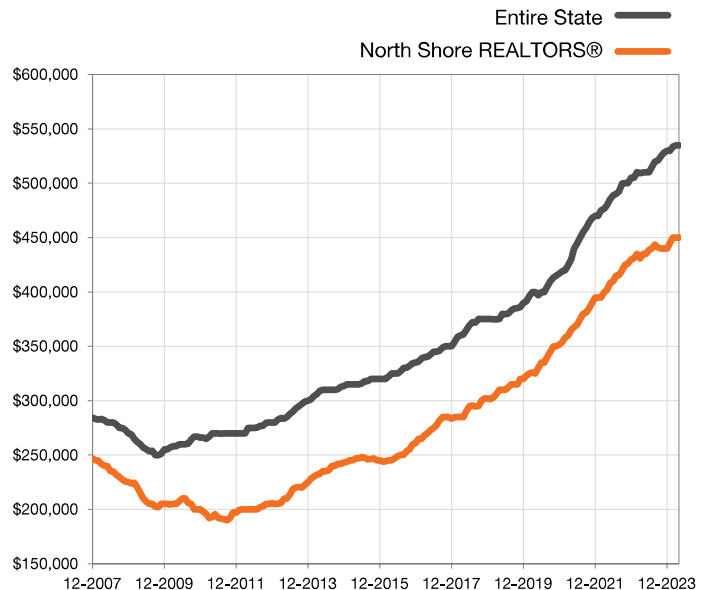
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.