

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 9.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.8%

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

- 1.8%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	236	301	+ 27.5%	1,720	1,873	+ 8.9%
Closed Sales	253	307	+ 21.3%	1,633	1,701	+ 4.2%
Median Sales Price*	\$710,000	\$750,000	+ 5.6%	\$650,000	\$700,000	+ 7.7%
Inventory of Homes for Sale	355	329	- 7.3%	--	--	--
Months Supply of Inventory	1.5	1.5	- 1.3%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 26.4%	32	30	- 8.3%
Percent of Original List Price Received*	102.2%	100.9%	- 1.3%	101.9%	102.3%	+ 0.4%
New Listings	278	246	- 11.5%	2,063	2,245	+ 8.8%

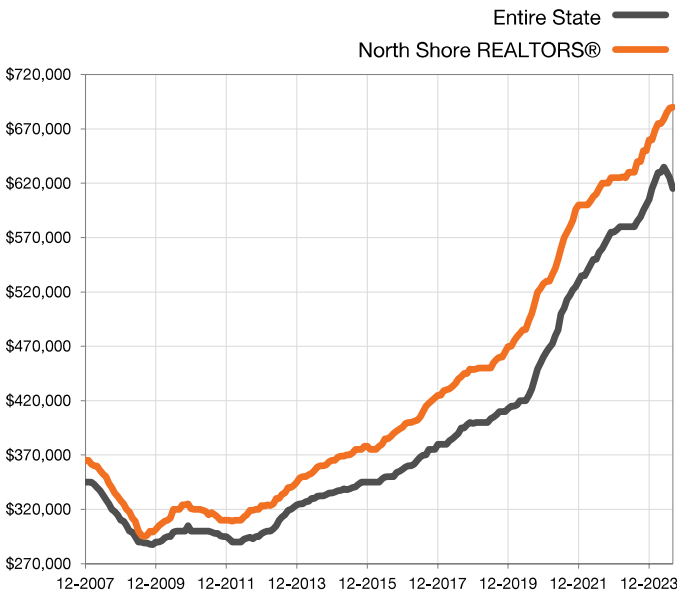
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	123	129	+ 4.9%	859	871	+ 1.4%
Closed Sales	139	121	- 12.9%	828	829	+ 0.1%
Median Sales Price*	\$469,900	\$500,000	+ 6.4%	\$448,872	\$465,000	+ 3.6%
Inventory of Homes for Sale	145	162	+ 11.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 7.2%	31	31	+ 0.1%
Percent of Original List Price Received*	103.1%	101.0%	- 2.1%	101.9%	101.1%	- 0.8%
New Listings	130	137	+ 5.4%	974	1,035	+ 6.3%

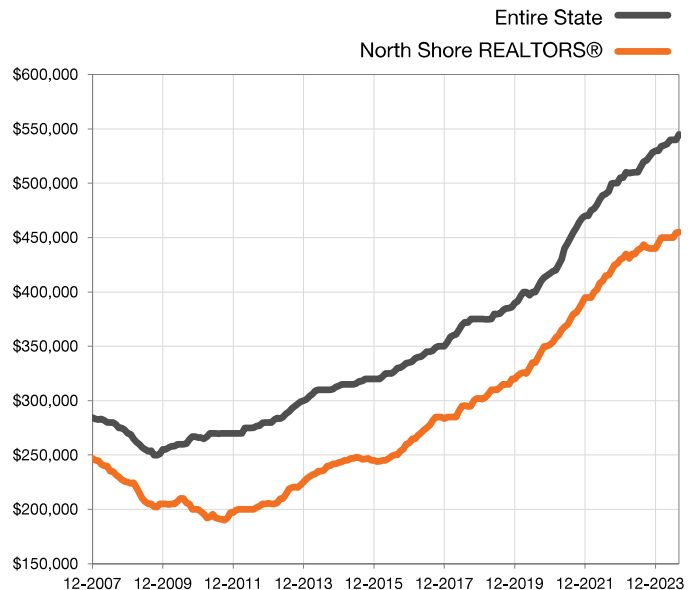
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.