

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 4.3%

+ 11.0%

- 59.3%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	246	213	- 13.4%	467	407	- 12.8%
Closed Sales	184	180	- 2.2%	401	401	0.0%
Median Sales Price*	\$521,250	\$560,000	+ 7.4%	\$500,000	\$550,000	+ 10.0%
Inventory of Homes for Sale	449	167	- 62.8%	--	--	--
Months Supply of Inventory	1.3	0.5	- 62.2%	--	--	--
Cumulative Days on Market Until Sale	69	44	- 36.8%	59	36	- 39.6%
Percent of Original List Price Received*	96.6%	101.2%	+ 4.8%	96.6%	102.0%	+ 5.6%
New Listings	302	222	- 26.5%	534	414	- 22.5%

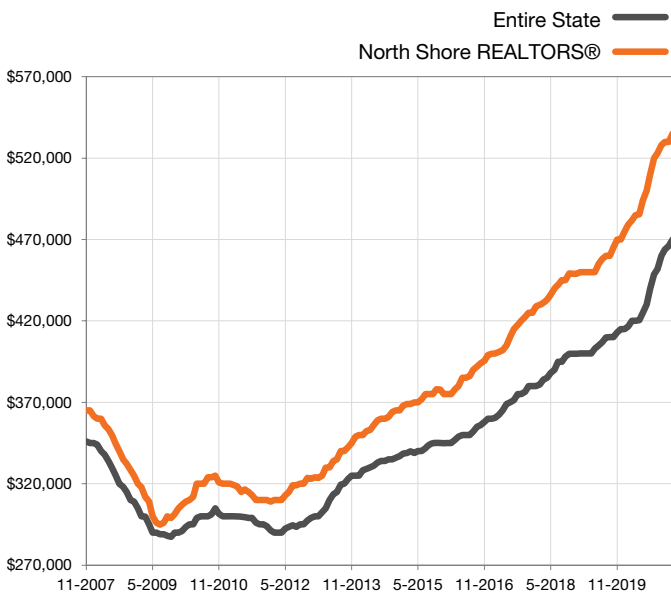
Condominium Properties

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	114	120	+ 5.3%	254	252	- 0.8%
Closed Sales	116	107	- 7.8%	220	227	+ 3.2%
Median Sales Price*	\$352,450	\$365,000	+ 3.6%	\$322,000	\$359,000	+ 11.5%
Inventory of Homes for Sale	221	106	- 52.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 51.2%	--	--	--
Cumulative Days on Market Until Sale	70	45	- 35.4%	67	46	- 30.7%
Percent of Original List Price Received*	97.6%	98.8%	+ 1.3%	97.7%	99.1%	+ 1.4%
New Listings	136	126	- 7.4%	284	265	- 6.7%

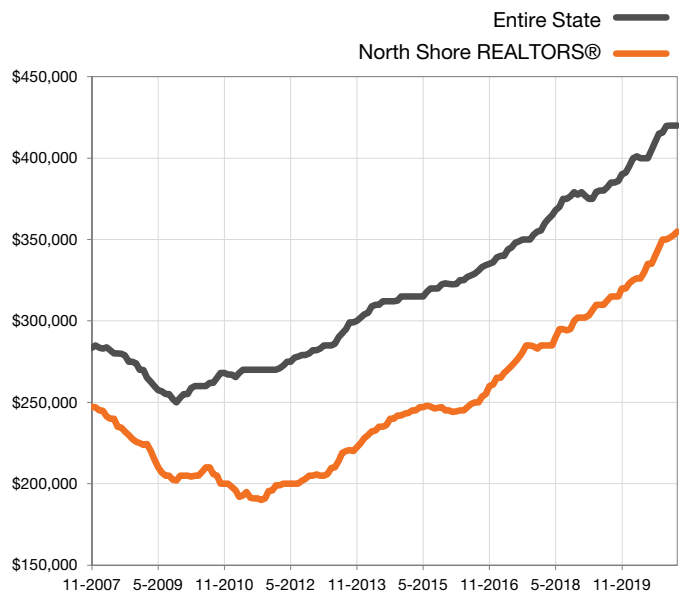
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.