

Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 14.6%

+ 3.3%

- 54.3%

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		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	203	193	- 4.9%	388	355	- 8.5%
Closed Sales	180	160	- 11.1%	400	385	- 3.8%
Median Sales Price*	\$560,000	\$555,000	- 0.9%	\$550,000	\$575,000	+ 4.5%
Inventory of Homes for Sale	224	108	- 51.8%	--	--	--
Months Supply of Inventory	0.7	0.3	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	44	33	- 24.3%	36	31	- 14.3%
Percent of Original List Price Received*	101.2%	102.2%	+ 1.0%	102.0%	102.0%	+ 0.0%
New Listings	221	209	- 5.4%	412	374	- 9.2%

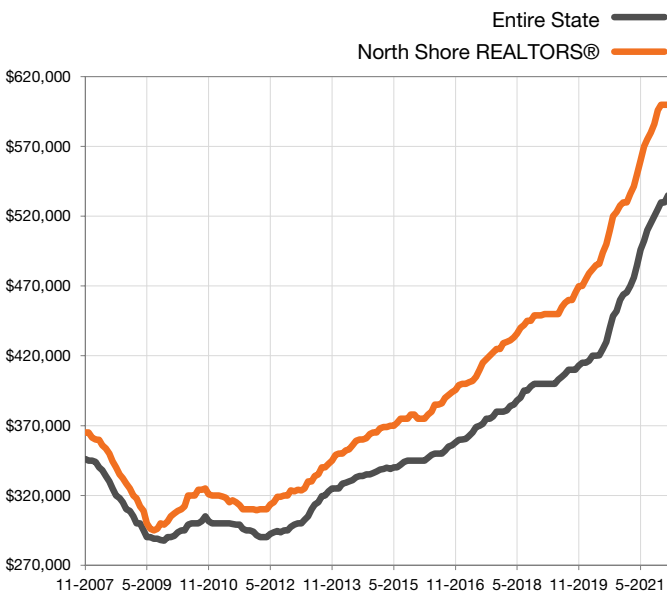
Condominium Properties

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	115	112	- 2.6%	245	222	- 9.4%
Closed Sales	107	85	- 20.6%	228	200	- 12.3%
Median Sales Price*	\$365,000	\$369,000	+ 1.1%	\$359,500	\$390,000	+ 8.5%
Inventory of Homes for Sale	135	56	- 58.5%	--	--	--
Months Supply of Inventory	0.9	0.4	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	45	35	- 21.9%	46	37	- 20.0%
Percent of Original List Price Received*	98.8%	101.8%	+ 3.1%	99.1%	101.7%	+ 2.6%
New Listings	128	109	- 14.8%	267	207	- 22.5%

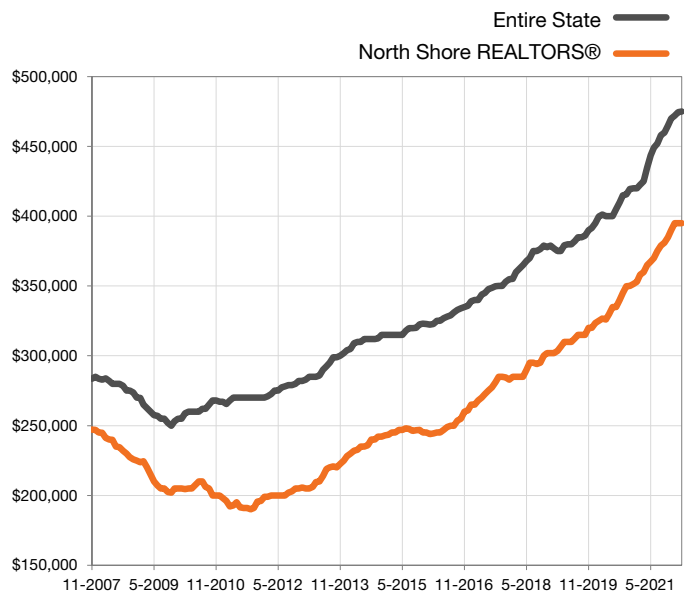
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.