

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 19.2%

+ 8.1%

- 14.3%

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		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	155	152	- 1.9%	300	273	- 9.0%
Closed Sales	131	100	- 23.7%	265	262	- 1.1%
Median Sales Price*	\$585,000	\$675,000	+ 15.4%	\$590,000	\$640,000	+ 8.5%
Inventory of Homes for Sale	252	199	- 21.0%	--	--	--
Months Supply of Inventory	0.9	0.9	- 0.6%	--	--	--
Cumulative Days on Market Until Sale	38	49	+ 28.1%	37	41	+ 9.9%
Percent of Original List Price Received*	98.8%	99.6%	+ 0.9%	98.4%	99.5%	+ 1.1%
New Listings	152	164	+ 7.9%	345	313	- 9.3%

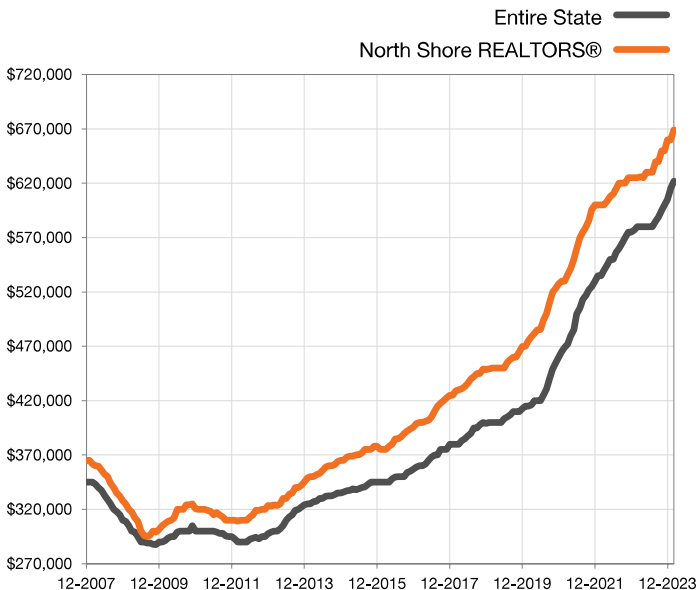
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	74	103	+ 39.2%	163	184	+ 12.9%
Closed Sales	82	72	- 12.2%	162	139	- 14.2%
Median Sales Price*	\$408,500	\$430,000	+ 5.3%	\$425,750	\$435,000	+ 2.2%
Inventory of Homes for Sale	105	107	+ 1.9%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 3.0%	40	41	+ 1.6%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	98.1%	98.8%	+ 0.7%
New Listings	80	112	+ 40.0%	166	206	+ 24.1%

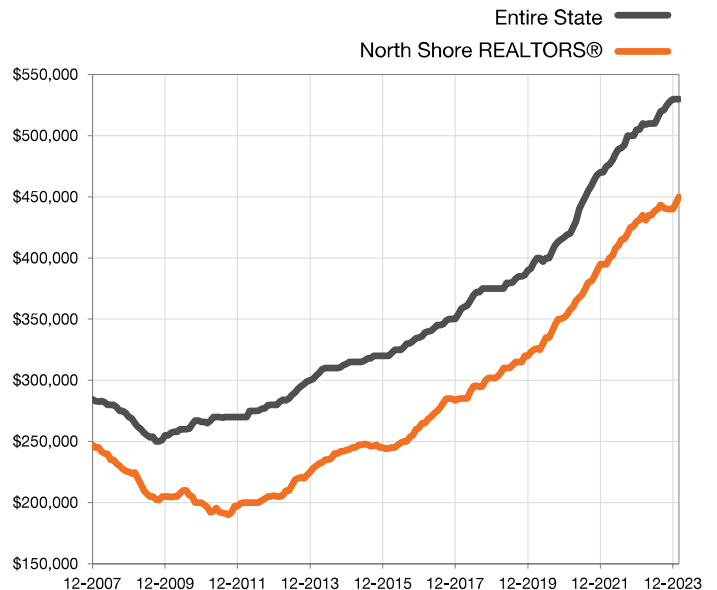
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.