

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 0.6%

+ 12.9%

- 56.2%

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

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	185	167	- 9.7%	185	167	- 9.7%
Closed Sales	220	225	+ 2.3%	220	225	+ 2.3%
Median Sales Price*	\$533,000	\$585,000	+ 9.8%	\$533,000	\$585,000	+ 9.8%
Inventory of Homes for Sale	233	100	- 57.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	29	29	- 1.0%	29	29	- 1.0%
Percent of Original List Price Received*	102.6%	101.9%	- 0.7%	102.6%	101.9%	- 0.7%
New Listings	191	161	- 15.7%	191	161	- 15.7%

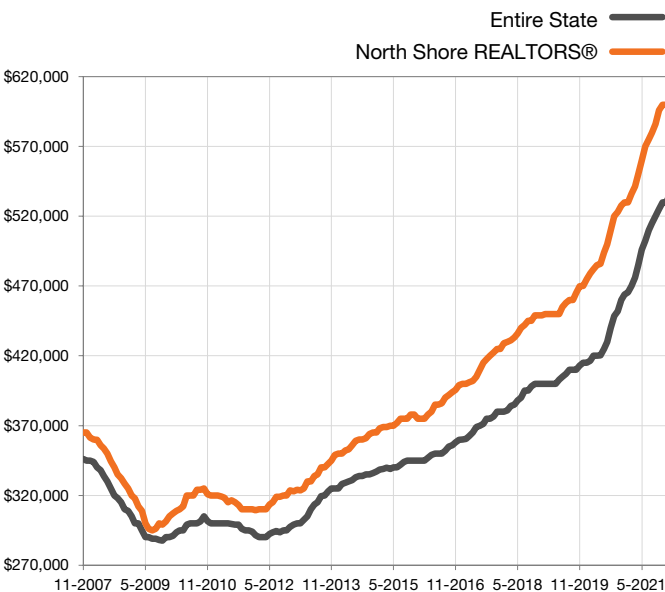
Condominium Properties

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	114	- 12.3%	130	114	- 12.3%
Closed Sales	121	114	- 5.8%	121	114	- 5.8%
Median Sales Price*	\$350,000	\$400,000	+ 14.3%	\$350,000	\$400,000	+ 14.3%
Inventory of Homes for Sale	139	63	- 54.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 54.7%	--	--	--
Cumulative Days on Market Until Sale	47	38	- 20.6%	47	38	- 20.6%
Percent of Original List Price Received*	99.4%	101.6%	+ 2.3%	99.4%	101.6%	+ 2.3%
New Listings	139	100	- 28.1%	139	100	- 28.1%

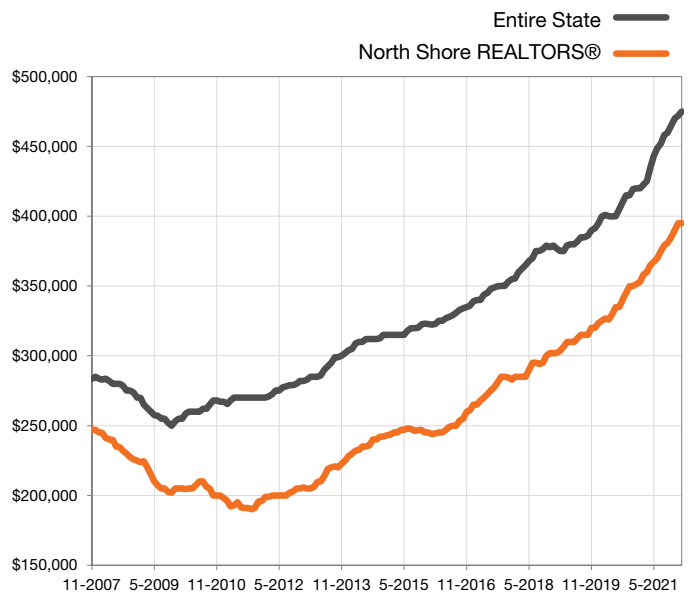
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.