

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 5.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.7%

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

- 31.3%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	145	148	+ 2.1%	145	148	+ 2.1%
Closed Sales	134	160	+ 19.4%	134	160	+ 19.4%
Median Sales Price*	\$593,750	\$619,500	+ 4.3%	\$593,750	\$619,500	+ 4.3%
Inventory of Homes for Sale	289	181	- 37.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 21.3%	--	--	--
Cumulative Days on Market Until Sale	36	36	- 0.2%	36	36	- 0.2%
Percent of Original List Price Received*	98.1%	99.3%	+ 1.3%	98.1%	99.3%	+ 1.3%
New Listings	193	149	- 22.8%	193	149	- 22.8%

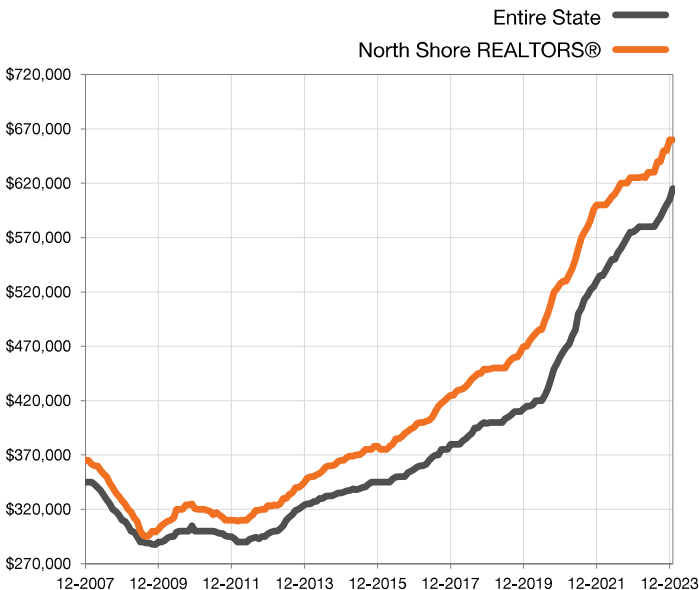
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	89	92	+ 3.4%	89	92	+ 3.4%
Closed Sales	80	66	- 17.5%	80	66	- 17.5%
Median Sales Price*	\$440,400	\$459,500	+ 4.3%	\$440,400	\$459,500	+ 4.3%
Inventory of Homes for Sale	110	93	- 15.5%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 0.4%	--	--	--
Cumulative Days on Market Until Sale	44	44	- 0.2%	44	44	- 0.2%
Percent of Original List Price Received*	97.5%	98.0%	+ 0.5%	97.5%	98.0%	+ 0.5%
New Listings	86	94	+ 9.3%	86	94	+ 9.3%

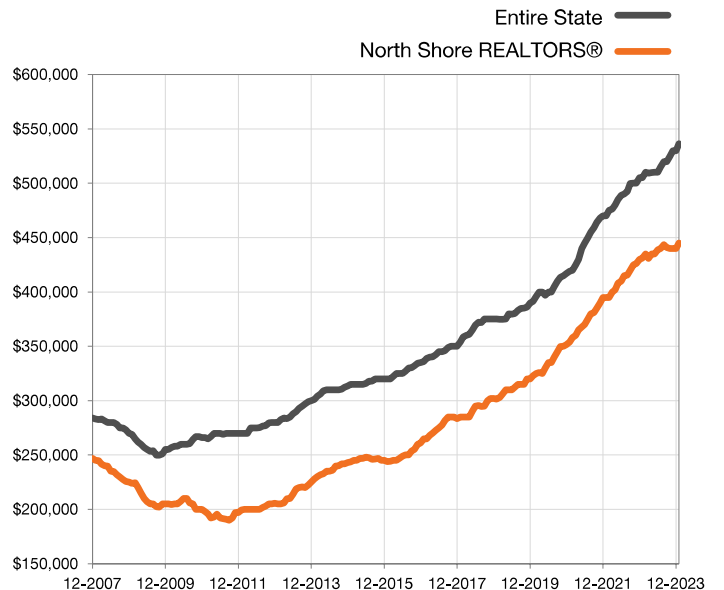
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.