

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**+ 9.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.0%**

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

**- 1.3%**

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

### Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	225	321	+ 42.7%	1,484	1,619	+ 9.1%
Closed Sales	251	277	+ 10.4%	1,380	1,389	+ 0.7%
Median Sales Price*	\$700,000	\$713,209	+ 1.9%	\$640,000	\$692,500	+ 8.2%
Inventory of Homes for Sale	367	375	+ 2.2%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.6%	33	28	- 14.9%
Percent of Original List Price Received*	103.5%	102.2%	- 1.3%	101.9%	102.6%	+ 0.8%
New Listings	253	283	+ 11.9%	1,785	2,000	+ 12.0%

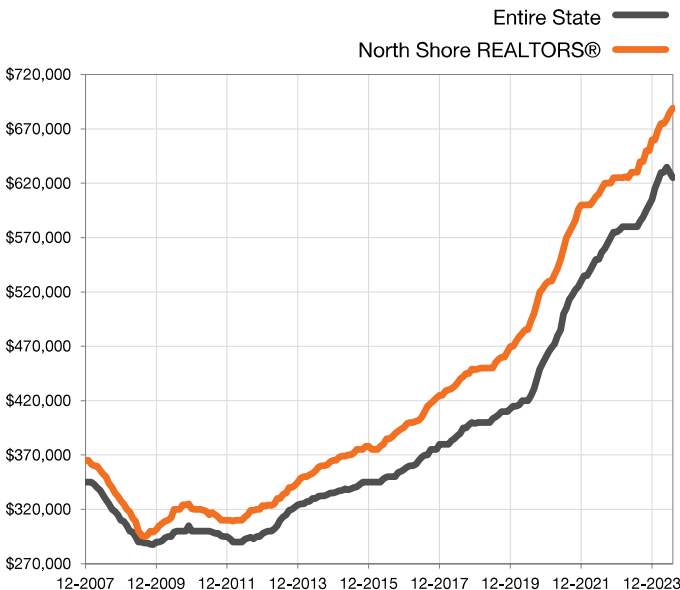
### Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	123	132	+ 7.3%	737	770	+ 4.5%
Closed Sales	103	111	+ 7.8%	689	708	+ 2.8%
Median Sales Price*	\$487,000	\$495,000	+ 1.6%	\$440,900	\$460,000	+ 4.3%
Inventory of Homes for Sale	155	140	- 9.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 10.2%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 18.2%	31	31	+ 1.3%
Percent of Original List Price Received*	103.2%	101.6%	- 1.5%	101.7%	101.1%	- 0.5%
New Listings	139	130	- 6.5%	844	899	+ 6.5%

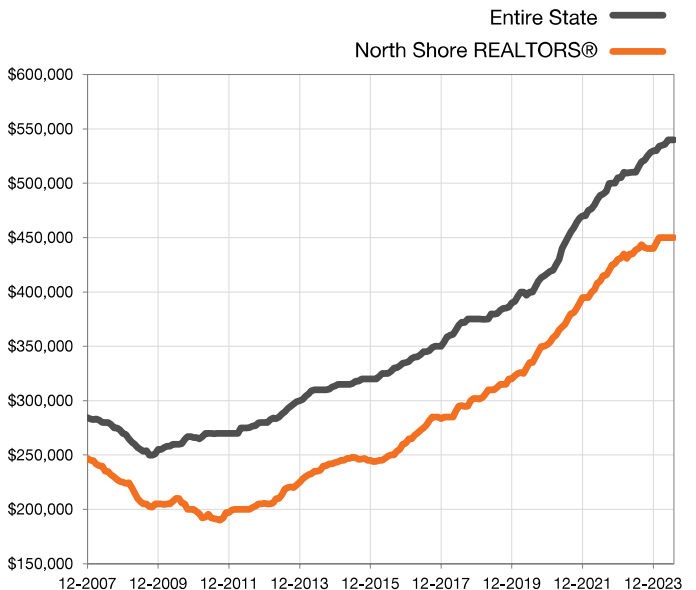
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.