

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 7.8%**

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

**+ 7.0%**

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

**+ 5.9%**

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

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	282	<b>364</b>	+ 29.1%	1,259	<b>1,351</b>	+ 7.3%
Closed Sales	305	<b>291</b>	- 4.6%	1,129	<b>1,111</b>	- 1.6%
Median Sales Price*	\$670,000	<b>\$745,000</b>	+ 11.2%	\$634,000	<b>\$685,000</b>	+ 8.0%
Inventory of Homes for Sale	367	<b>416</b>	+ 13.4%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 34.1%	--	--	--
Cumulative Days on Market Until Sale	29	<b>21</b>	- 25.8%	34	<b>30</b>	- 13.4%
Percent of Original List Price Received*	103.9%	<b>104.0%</b>	+ 0.1%	101.5%	<b>102.7%</b>	+ 1.2%
New Listings	324	<b>409</b>	+ 26.2%	1,532	<b>1,719</b>	+ 12.2%

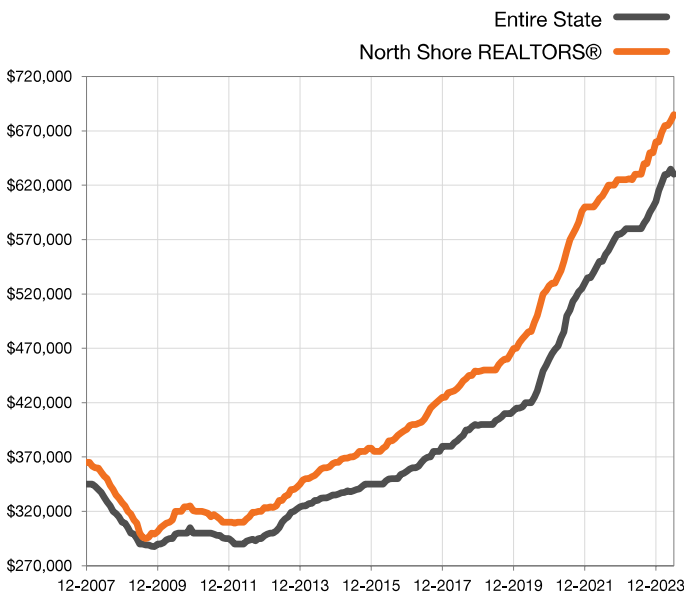
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	114	<b>137</b>	+ 20.2%	614	<b>661</b>	+ 7.7%
Closed Sales	133	<b>113</b>	- 15.0%	586	<b>595</b>	+ 1.5%
Median Sales Price*	\$435,000	<b>\$480,000</b>	+ 10.3%	\$430,250	<b>\$455,000</b>	+ 5.8%
Inventory of Homes for Sale	156	<b>138</b>	- 11.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	26	<b>31</b>	+ 21.8%	32	<b>32</b>	- 0.7%
Percent of Original List Price Received*	103.3%	<b>101.3%</b>	- 2.0%	101.4%	<b>101.0%</b>	- 0.4%
New Listings	148	<b>129</b>	- 12.8%	705	<b>770</b>	+ 9.2%

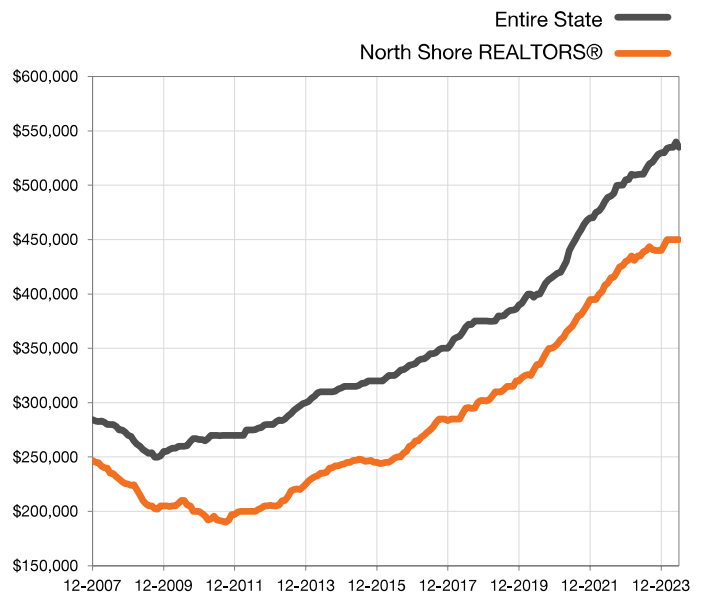
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.