

North Shore REALTORS®

- 9.3%

+ 12.0%

- 57.7%

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

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	287	370	+ 28.9%	754	765	+ 1.5%
Closed Sales	244	200	- 18.0%	645	600	- 7.0%
Median Sales Price*	\$479,000	\$555,600	+ 16.0%	\$489,000	\$551,150	+ 12.7%
Inventory of Homes for Sale	488	195	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 59.1%	--	--	--
Cumulative Days on Market Until Sale	55	38	- 31.1%	58	37	- 36.7%
Percent of Original List Price Received*	98.6%	103.6%	+ 5.0%	97.4%	102.5%	+ 5.3%
New Listings	384	405	+ 5.5%	918	818	- 10.9%

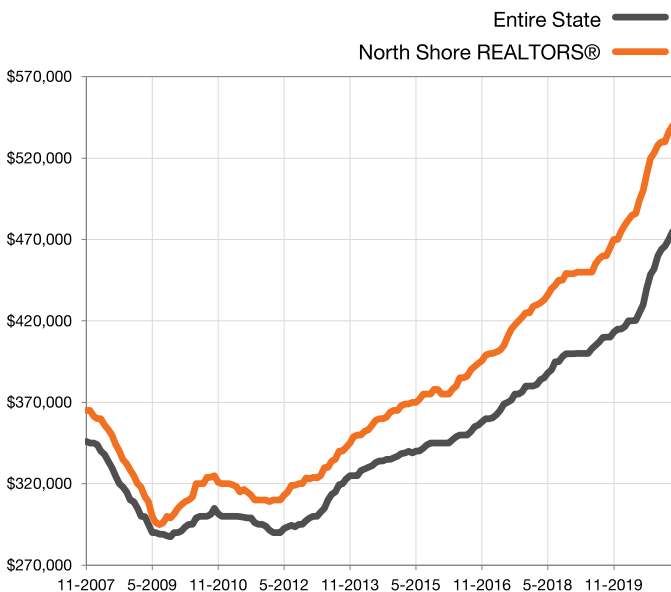
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	119	197	+ 65.5%	373	444	+ 19.0%
Closed Sales	122	132	+ 8.2%	342	360	+ 5.3%
Median Sales Price*	\$344,950	\$399,950	+ 15.9%	\$333,000	\$376,250	+ 13.0%
Inventory of Homes for Sale	231	109	- 52.8%	--	--	--
Months Supply of Inventory	1.4	0.7	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	43	37	- 14.0%	59	43	- 26.5%
Percent of Original List Price Received*	99.8%	101.3%	+ 1.5%	98.5%	99.9%	+ 1.5%
New Listings	160	202	+ 26.3%	444	468	+ 5.4%

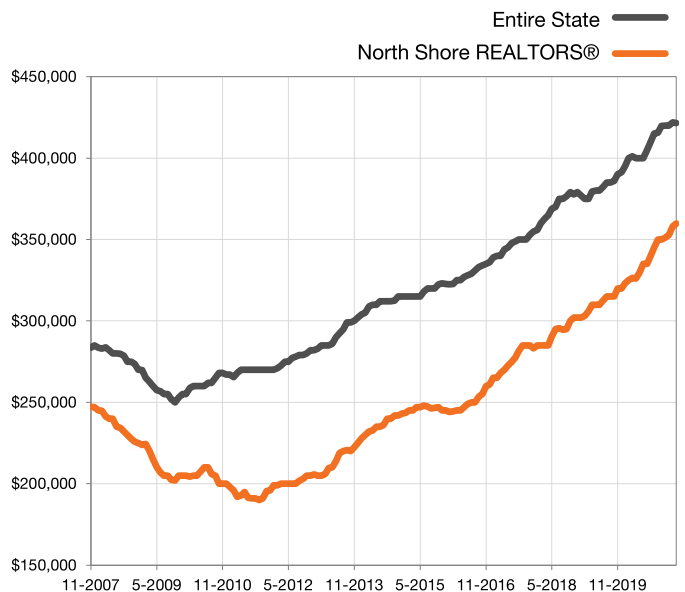
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.