

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 3.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.3%

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

- 11.2%

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

Single-Family Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	416	397	- 4.6%	1,508	1,316	- 12.7%
Closed Sales	302	294	- 2.6%	1,180	1,067	- 9.6%
Median Sales Price*	\$605,000	\$647,500	+ 7.0%	\$569,500	\$600,000	+ 5.4%
Inventory of Homes for Sale	264	266	+ 0.8%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 6.4%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 31.8%	32	25	- 21.3%
Percent of Original List Price Received*	106.2%	108.2%	+ 1.9%	104.2%	105.5%	+ 1.3%
New Listings	429	464	+ 8.2%	1,647	1,559	- 5.3%

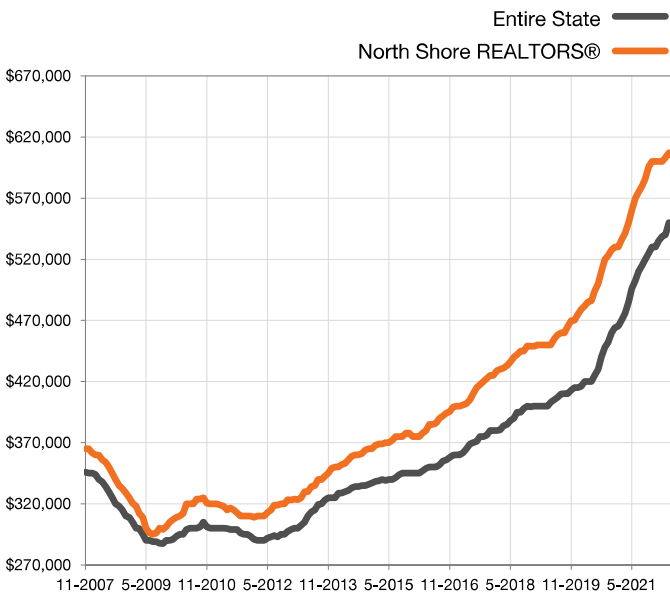
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	176	162	- 8.0%	785	696	- 11.3%
Closed Sales	162	166	+ 2.5%	663	628	- 5.3%
Median Sales Price*	\$403,000	\$440,000	+ 9.2%	\$381,000	\$415,000	+ 8.9%
Inventory of Homes for Sale	139	91	- 34.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 17.5%	37	32	- 11.6%
Percent of Original List Price Received*	103.1%	105.4%	+ 2.2%	101.5%	103.8%	+ 2.3%
New Listings	181	167	- 7.7%	851	756	- 11.2%

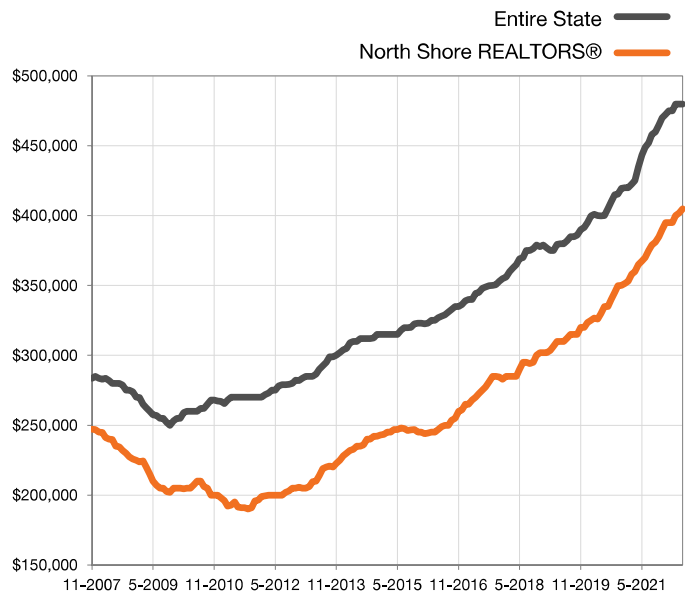
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.