

North Shore REALTORS®

- 16.7%

+ 12.5%

- 36.3%

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

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	423	384	- 9.2%	3,509	3,433	- 2.2%
Closed Sales	425	379	- 10.8%	3,142	3,197	+ 1.8%
Median Sales Price*	\$545,000	\$600,000	+ 10.1%	\$525,000	\$600,000	+ 14.3%
Inventory of Homes for Sale	404	257	- 36.4%	--	--	--
Months Supply of Inventory	1.3	0.8	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	38	25	- 32.9%	42	27	- 35.7%
Percent of Original List Price Received*	102.9%	103.0%	+ 0.1%	100.2%	104.9%	+ 4.7%
New Listings	450	344	- 23.6%	3,917	3,831	- 2.2%

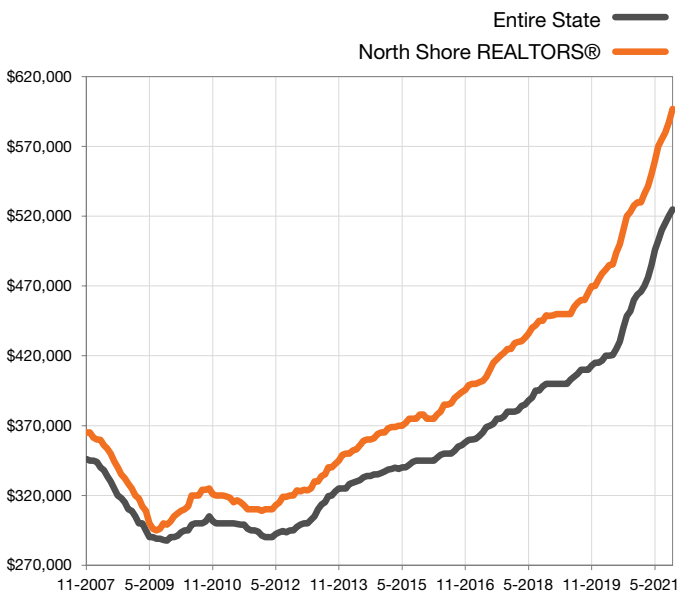
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	228	183	- 19.7%	1,672	1,657	- 0.9%
Closed Sales	199	141	- 29.1%	1,482	1,519	+ 2.5%
Median Sales Price*	\$345,000	\$355,000	+ 2.9%	\$345,000	\$388,000	+ 12.5%
Inventory of Homes for Sale	243	155	- 36.2%	--	--	--
Months Supply of Inventory	1.6	1.0	- 39.8%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 16.7%	46	31	- 33.9%
Percent of Original List Price Received*	100.0%	101.7%	+ 1.7%	99.8%	102.3%	+ 2.5%
New Listings	235	181	- 23.0%	1,903	1,872	- 1.6%

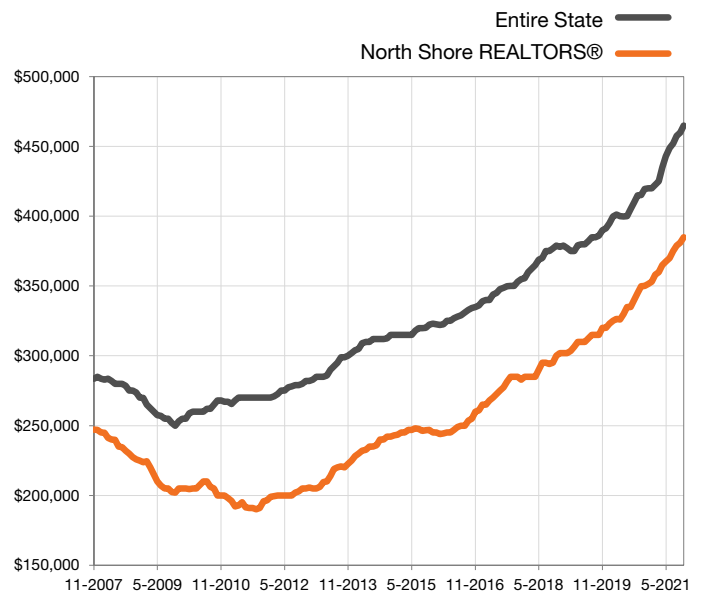
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.