

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**+ 33.7%**

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

**+ 19.9%**

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

**- 51.1%**

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

### Single-Family Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	507	467	- 7.9%	1,808	1,996	+ 10.4%
Closed Sales	329	437	+ 32.8%	1,446	1,616	+ 11.8%
Median Sales Price*	\$529,000	<b>\$630,000</b>	+ 19.1%	\$500,000	<b>\$590,000</b>	+ 18.0%
Inventory of Homes for Sale	487	234	- 52.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.2%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 40.1%	47	29	- 38.0%
Percent of Original List Price Received*	99.7%	107.2%	+ 7.6%	98.6%	105.0%	+ 6.4%
New Listings	525	520	- 1.0%	2,093	2,169	+ 3.6%

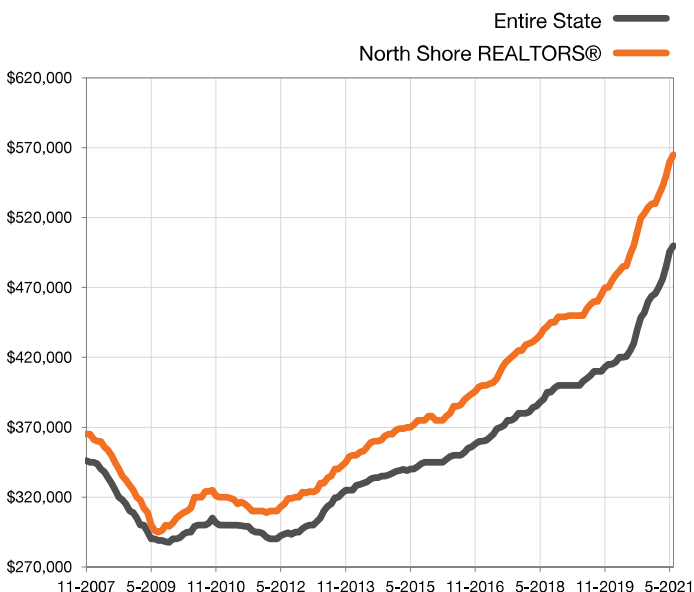
### Condominium Properties

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	203	195	- 3.9%	809	981	+ 21.3%
Closed Sales	140	190	+ 35.7%	686	853	+ 24.3%
Median Sales Price*	\$354,250	<b>\$389,000</b>	+ 9.8%	\$336,000	<b>\$385,000</b>	+ 14.6%
Inventory of Homes for Sale	247	125	- 49.4%	--	--	--
Months Supply of Inventory	1.7	0.7	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.4%	54	34	- 36.4%
Percent of Original List Price Received*	99.8%	103.6%	+ 3.8%	99.2%	101.9%	+ 2.8%
New Listings	224	225	+ 0.4%	957	1,079	+ 12.7%

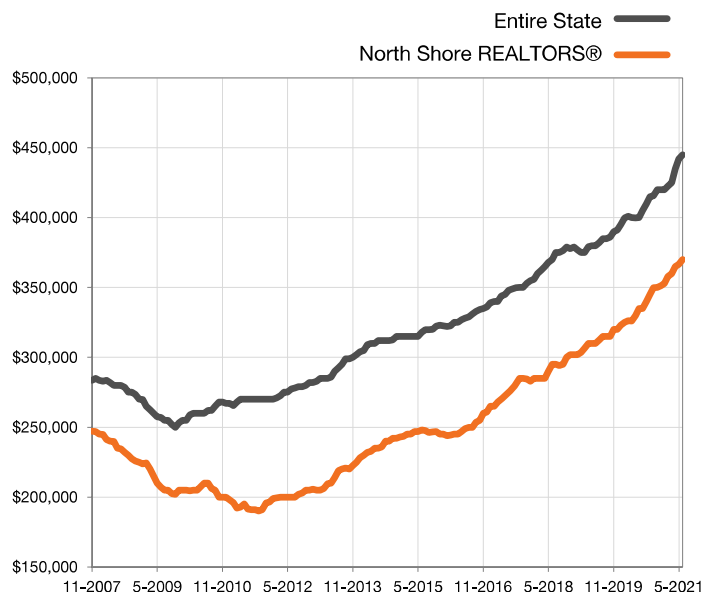
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.