

North Shore REALTORS® June Housing Statistics
Inventory in Stock

BEVERLY, MA – July 11, 2024 North Shore REALTORS® (NSR) has released housing data for June 2024. May-June marks the first consecutive month increase in housing inventory since June-July 2022. Before May, the region saw 21 straight months of inventory decline. The market inventory currently sits at less than 30% of what it was 10 years ago, but signs are beginning to show an increase.

June data provided the following key indicators:

- Homes continue to sell for well over the asking price. Single Family properties received 104% of the list price on average.
- Although year-over-year closed sales are down 7.8%, pending sales of single-family homes are up 29.1% and condominiums up 20.2% which suggests increased closed sales in the near future.

"North Shore homeowners are no longer waiting on the sidelines," says NSR President Tyson Lynch. "Sellers are capitalizing on record prices in our area. This increased listing activity is supported by a 26% increase in new listings, which is good news for buyers as the supply of homes on the market in our region has increased by more than 34%. As summer continues, we hope this trend persists and brings us closer to a more balanced market where both buyers and sellers can achieve their real estate goals."

Historic Data Spotlight

Single Family

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2024	\$745,000	291	416
2019	\$500,000	443	746
2014	\$378,500	436	1,403

Condominium

YEAR	MEDIAN PRICE	CLOSED SALES	INVENTORY
2024	\$480,000	113	138
2019	\$313,200	184	280
2014	\$256,000	176	516

A complete breakdown of June's data can be found [here](#). Housing data encompasses Beverly, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lynn, Lynnfield, Manchester-by-the-Sea, Marblehead, Merrimac, Middleton, Nahant, Peabody, Rockport, Salem, Saugus, Swampscott, Topsfield, and Wenham.

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About the North Shore REALTORS®

North Shore REALTORS® is a nonprofit advocacy, support, and education resource for REALTORS® and the public. As a member-based trade association, NSR brings together diverse perspectives from the real estate community across the North Shore of Massachusetts. NSR was founded in 1923 and currently serves upwards of 1,300 members.

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