

Local Market Update – April 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 6.5%

Year-Over-Year
Change in
Closed Sales
All Properties

- 1.5%

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

- 2.9%

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

Single-Family Properties

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	355	431	+ 21.4%	1,096	1,249	+ 14.0%
Closed Sales	266	235	- 11.7%	937	931	- 0.6%
Median Sales Price*	\$440,000	\$445,000	+ 1.1%	\$427,000	\$439,000	+ 2.8%
Inventory of Homes for Sale	637	614	- 3.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	53	61	+ 15.6%	62	63	+ 1.3%
Percent of Original List Price Received*	99.5%	97.8%	- 1.7%	97.9%	96.4%	- 1.6%
New Listings	522	553	+ 5.9%	1,377	1,491	+ 8.3%

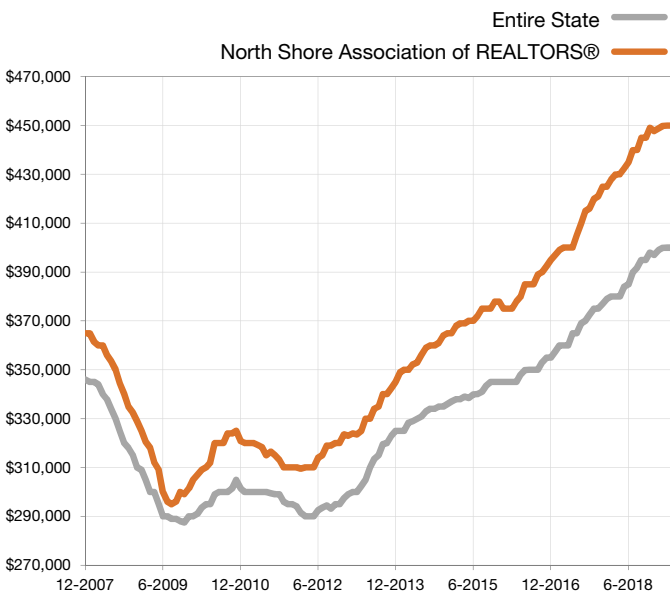
Condominium Properties

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	181	186	+ 2.8%	600	625	+ 4.2%
Closed Sales	151	155	+ 2.6%	482	475	- 1.5%
Median Sales Price*	\$285,000	\$315,000	+ 10.5%	\$291,750	\$310,000	+ 6.3%
Inventory of Homes for Sale	251	248	- 1.2%	--	--	--
Months Supply of Inventory	1.6	1.6	+ 2.6%	--	--	--
Cumulative Days on Market Until Sale	44	60	+ 36.4%	53	60	+ 14.2%
Percent of Original List Price Received*	99.1%	98.4%	- 0.6%	98.6%	97.7%	- 0.9%
New Listings	260	219	- 15.8%	710	716	+ 0.8%

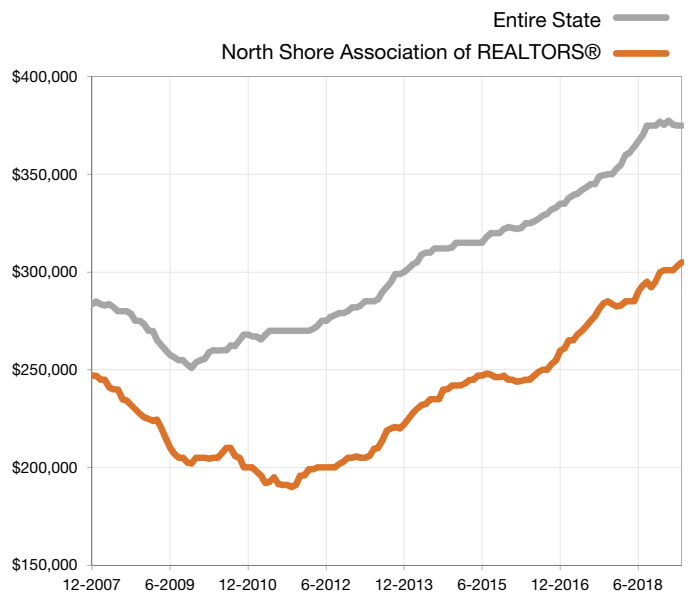
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.