

Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 9.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.8%

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

- 3.4%

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

Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	228	240	+ 5.3%	432	514	+ 19.0%
Closed Sales	175	207	+ 18.3%	448	438	- 2.2%
Median Sales Price*	\$415,000	\$445,000	+ 7.2%	\$415,000	\$433,700	+ 4.5%
Inventory of Homes for Sale	537	481	- 10.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	67	70	+ 5.4%	60	67	+ 10.5%
Percent of Original List Price Received*	96.9%	95.9%	- 1.1%	97.2%	95.4%	- 1.8%
New Listings	297	274	- 7.7%	502	532	+ 6.0%

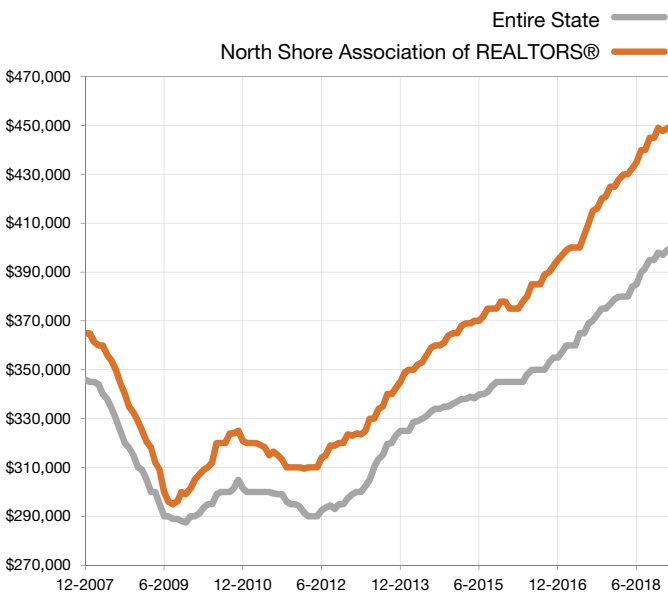
Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	119	127	+ 6.7%	248	266	+ 7.3%
Closed Sales	95	89	- 6.3%	208	183	- 12.0%
Median Sales Price*	\$289,000	\$299,000	+ 3.5%	\$298,700	\$300,000	+ 0.4%
Inventory of Homes for Sale	193	224	+ 16.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 23.6%	--	--	--
Cumulative Days on Market Until Sale	65	66	+ 2.3%	57	60	+ 6.6%
Percent of Original List Price Received*	98.1%	96.4%	- 1.8%	98.0%	97.3%	- 0.7%
New Listings	125	148	+ 18.4%	251	291	+ 15.9%

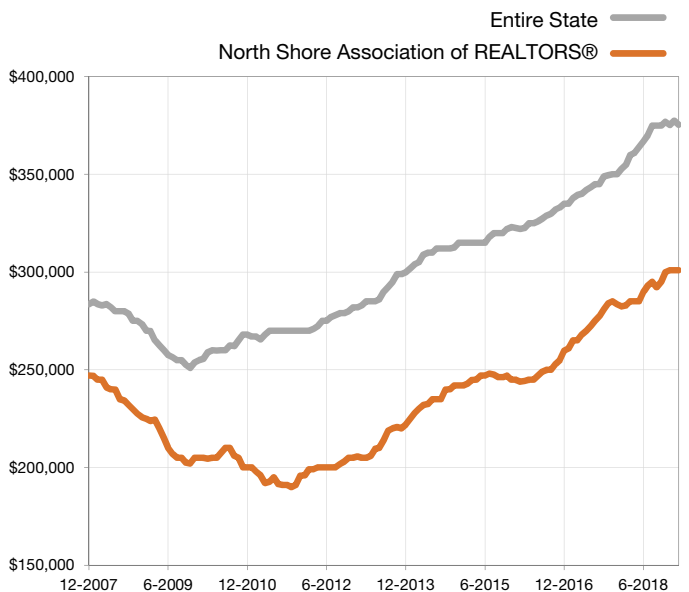
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.