

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 1.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.0%

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

- 18.0%

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

Single-Family Properties

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	397	426	+ 7.3%	2,434	2,567	+ 5.5%
Closed Sales	457	457	0.0%	2,174	2,195	+ 1.0%
Median Sales Price*	\$457,000	\$489,900	+ 7.2%	\$445,500	\$460,000	+ 3.3%
Inventory of Homes for Sale	881	677	- 23.2%	--	--	--
Months Supply of Inventory	2.6	2.0	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 13.7%	51	54	+ 6.6%
Percent of Original List Price Received*	100.0%	99.0%	- 1.0%	98.9%	97.8%	- 1.1%
New Listings	479	419	- 12.5%	3,142	3,115	- 0.9%

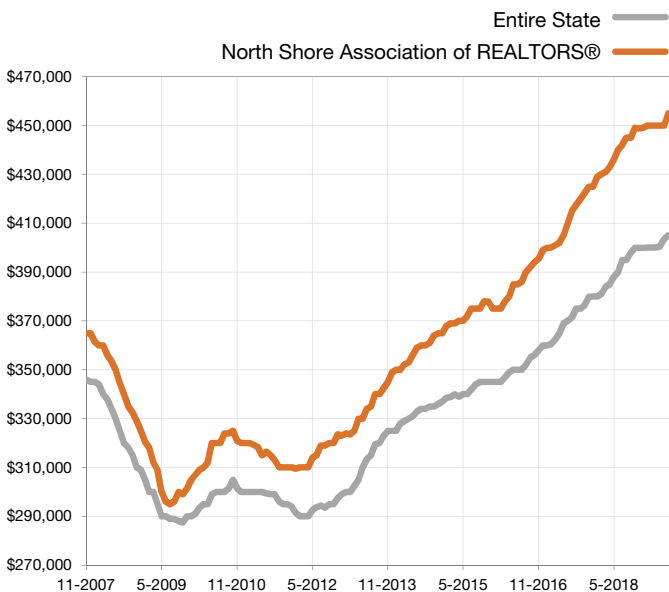
Condominium Properties

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	165	193	+ 17.0%	1,170	1,213	+ 3.7%
Closed Sales	182	173	- 4.9%	1,062	1,025	- 3.5%
Median Sales Price*	\$306,065	\$316,100	+ 3.3%	\$300,000	\$315,000	+ 5.0%
Inventory of Homes for Sale	300	292	- 2.7%	--	--	--
Months Supply of Inventory	1.9	1.9	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.4%	44	50	+ 12.5%
Percent of Original List Price Received*	99.8%	99.3%	- 0.5%	99.5%	98.6%	- 1.0%
New Listings	193	214	+ 10.9%	1,401	1,431	+ 2.1%

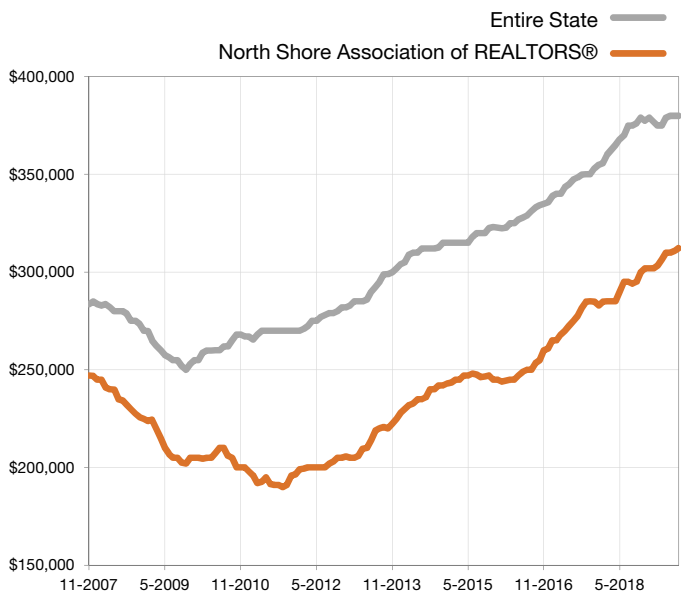
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.