

Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 7.2%

+ 6.4%

- 10.9%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	469	494	+ 5.3%	2,037	2,174	+ 6.7%
Closed Sales	454	443	- 2.4%	1,717	1,731	+ 0.8%
Median Sales Price*	\$467,250	\$500,000	+ 7.0%	\$442,000	\$455,000	+ 2.9%
Inventory of Homes for Sale	851	746	- 12.3%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.6%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 12.5%	54	57	+ 5.3%
Percent of Original List Price Received*	100.2%	99.0%	- 1.2%	98.6%	97.5%	- 1.2%
New Listings	619	548	- 11.5%	2,663	2,701	+ 1.4%

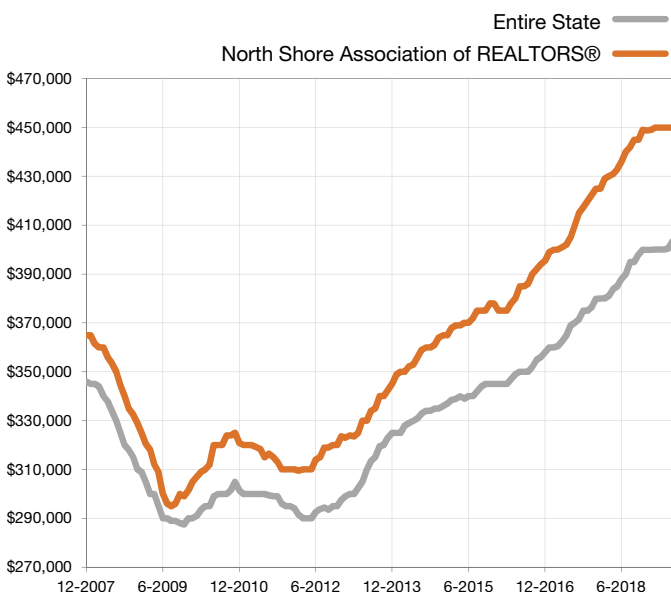
Condominium Properties

	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	208	199	- 4.3%	1,005	1,031	+ 2.6%
Closed Sales	222	184	- 17.1%	880	845	- 4.0%
Median Sales Price*	\$306,550	\$313,200	+ 2.2%	\$299,950	\$312,500	+ 4.2%
Inventory of Homes for Sale	301	280	- 7.0%	--	--	--
Months Supply of Inventory	1.9	1.9	- 0.6%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 13.3%	47	52	+ 11.9%
Percent of Original List Price Received*	100.7%	99.0%	- 1.7%	99.5%	98.4%	- 1.1%
New Listings	225	217	- 3.6%	1,208	1,211	+ 0.2%

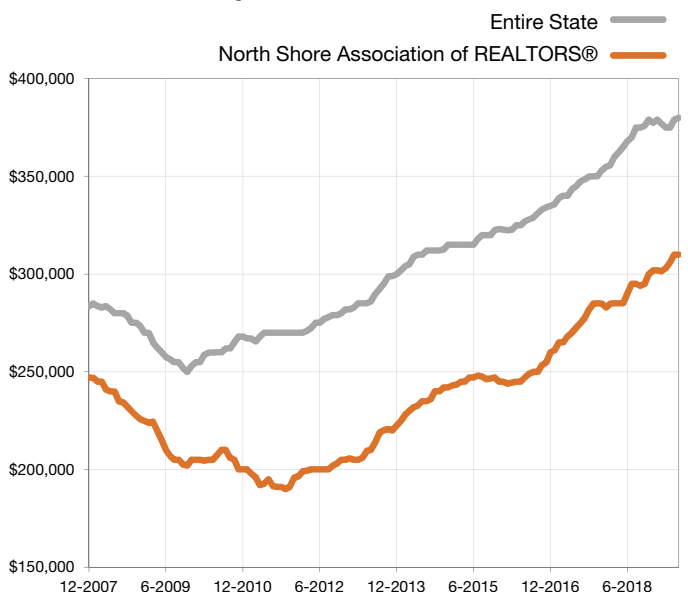
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.