

Local Market Update – May 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 2.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	479	499	+ 4.2%	1,575	1,717	+ 9.0%
Closed Sales	334	348	+ 4.2%	1,271	1,287	+ 1.3%
Median Sales Price*	\$445,000	\$461,000	+ 3.6%	\$430,000	\$441,500	+ 2.7%
Inventory of Homes for Sale	766	747	- 2.5%	--	--	--
Months Supply of Inventory	2.3	2.2	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	45	51	+ 12.7%	58	60	+ 3.4%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	98.3%	97.0%	- 1.3%
New Listings	672	670	- 0.3%	2,049	2,158	+ 5.3%

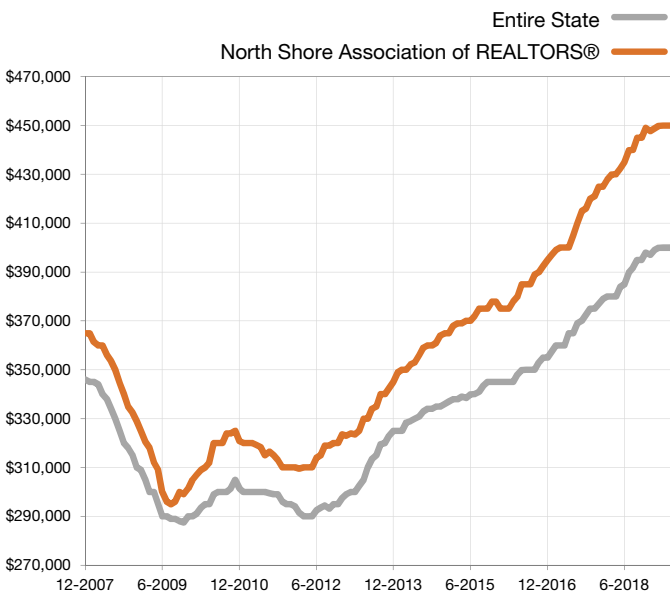
Condominium Properties

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	202	215	+ 6.4%	802	838	+ 4.5%
Closed Sales	181	181	0.0%	663	657	- 0.9%
Median Sales Price*	\$295,000	\$330,000	+ 11.9%	\$293,000	\$314,000	+ 7.2%
Inventory of Homes for Sale	307	290	- 5.5%	--	--	--
Months Supply of Inventory	1.9	1.9	- 1.8%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 1.2%	49	55	+ 10.6%
Percent of Original List Price Received*	101.5%	99.9%	- 1.6%	99.4%	98.3%	- 1.1%
New Listings	276	276	0.0%	986	993	+ 0.7%

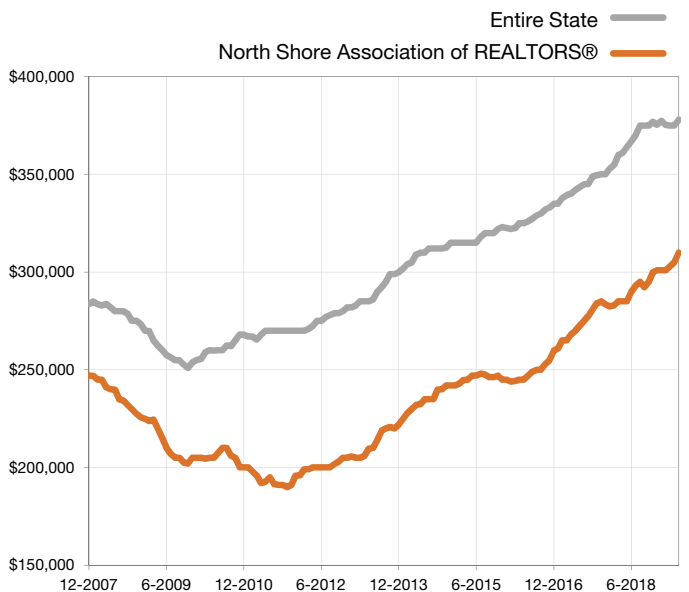
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.