

Local Market Update – May 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 36.4%

+ 7.5%

- 45.4%

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

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	465	369	- 20.6%	1,658	1,334	- 19.5%
Closed Sales	351	252	- 28.2%	1,291	1,114	- 13.7%
Median Sales Price*	\$462,000	\$487,450	+ 5.5%	\$442,750	\$489,700	+ 10.6%
Inventory of Homes for Sale	845	429	- 49.2%	--	--	--
Months Supply of Inventory	2.5	1.3	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	51	38	- 24.5%	60	50	- 16.2%
Percent of Original List Price Received*	98.5%	99.2%	+ 0.8%	97.0%	98.3%	+ 1.4%
New Listings	660	425	- 35.6%	2,143	1,571	- 26.7%

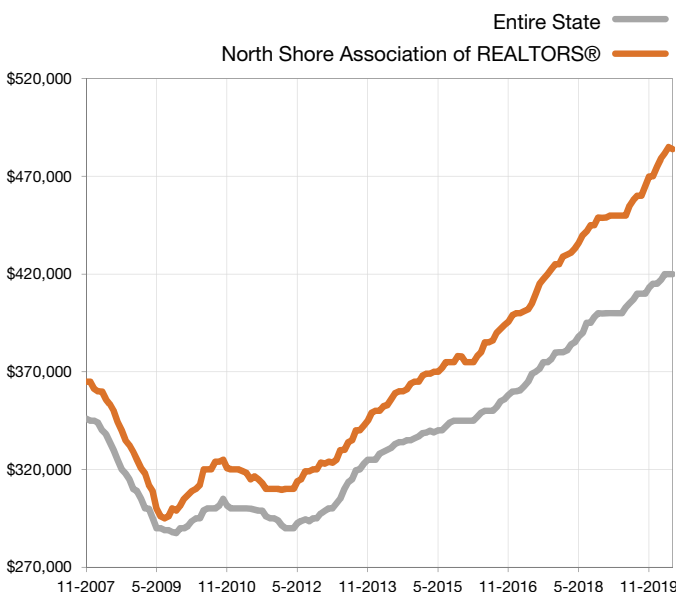
Condominium Properties

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	200	159	- 20.5%	818	613	- 25.1%
Closed Sales	190	92	- 51.6%	665	546	- 17.9%
Median Sales Price*	\$330,000	\$329,950	- 0.0%	\$314,900	\$331,500	+ 5.3%
Inventory of Homes for Sale	336	216	- 35.7%	--	--	--
Months Supply of Inventory	2.2	1.5	- 33.1%	--	--	--
Cumulative Days on Market Until Sale	42	43	+ 3.4%	55	54	- 1.7%
Percent of Original List Price Received*	99.9%	99.2%	- 0.6%	98.3%	99.0%	+ 0.8%
New Listings	280	184	- 34.3%	1,000	729	- 27.1%

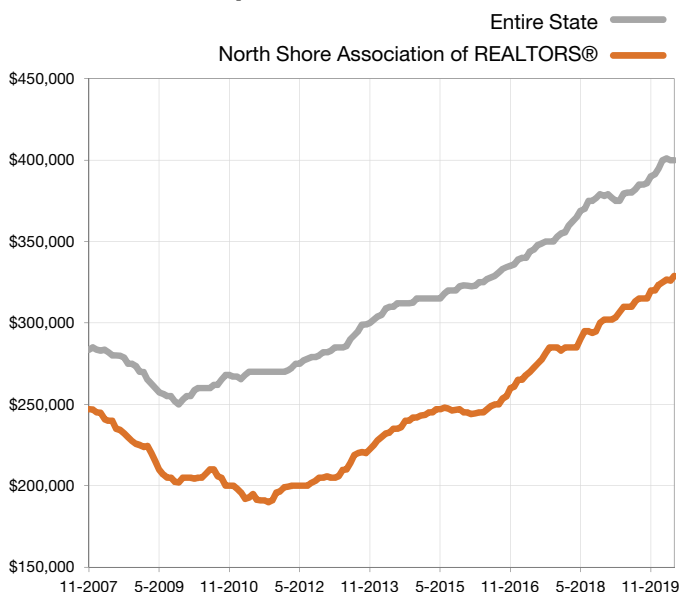
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.