

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 25.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.5%

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

- 22.5%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	352	314	- 10.8%	1,092	929	- 14.9%
Closed Sales	276	206	- 25.4%	878	771	- 12.2%
Median Sales Price*	\$581,500	\$625,000	+ 7.5%	\$560,000	\$595,000	+ 6.3%
Inventory of Homes for Sale	271	210	- 22.5%	--	--	--
Months Supply of Inventory	0.8	0.7	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 14.5%	33	28	- 17.5%
Percent of Original List Price Received*	105.5%	108.1%	+ 2.4%	103.5%	104.5%	+ 1.0%
New Listings	404	365	- 9.7%	1,218	1,097	- 9.9%

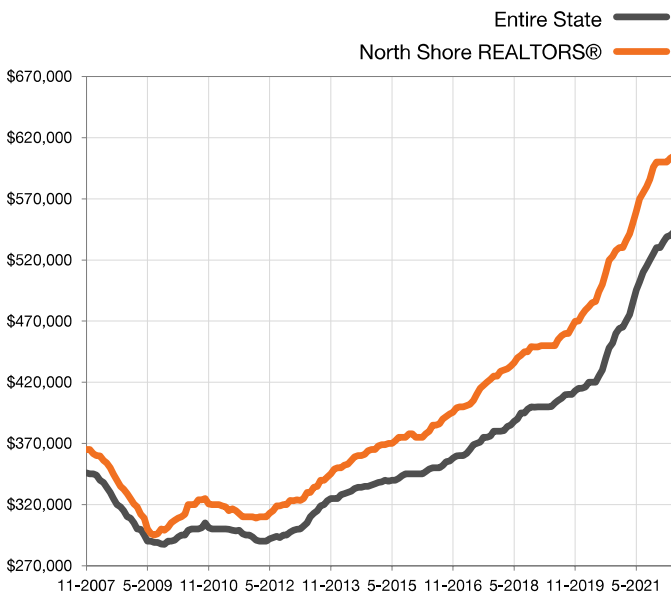
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	176	180	+ 2.3%	609	539	- 11.5%
Closed Sales	140	132	- 5.7%	501	459	- 8.4%
Median Sales Price*	\$369,000	\$452,500	+ 22.6%	\$370,000	\$410,000	+ 10.8%
Inventory of Homes for Sale	147	97	- 34.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.2%	40	36	- 9.1%
Percent of Original List Price Received*	103.6%	105.2%	+ 1.6%	100.9%	103.2%	+ 2.2%
New Listings	200	196	- 2.0%	670	589	- 12.1%

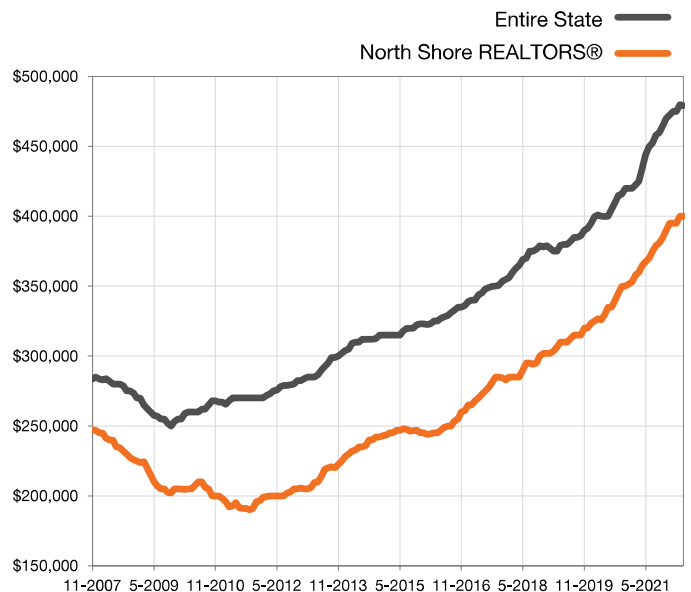
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.