

North Shore REALTORS®

- 10.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.5%

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

- 37.4%

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

Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	384	423	+ 10.2%	2,601	2,325	- 10.6%
Closed Sales	422	389	- 7.8%	2,435	2,165	- 11.1%
Median Sales Price*	\$600,000	\$630,000	+ 5.0%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	494	362	- 26.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	24	24	+ 1.5%	27	23	- 13.9%
Percent of Original List Price Received*	105.6%	102.1%	- 3.3%	105.3%	105.2%	- 0.2%
New Listings	437	360	- 17.6%	3,063	2,818	- 8.0%

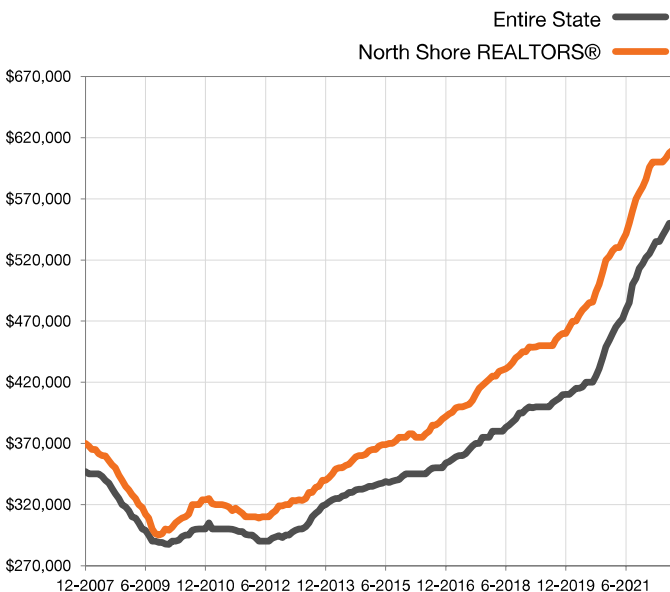
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	175	170	- 2.9%	1,276	1,132	- 11.3%
Closed Sales	191	165	- 13.6%	854	795	- 6.9%
Median Sales Price*	\$390,000	\$426,000	+ 9.2%	\$385,000	\$420,000	+ 9.1%
Inventory of Homes for Sale	254	106	- 58.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.0%	32	29	- 8.5%
Percent of Original List Price Received*	103.5%	104.7%	+ 1.2%	101.9%	104.1%	+ 2.1%
New Listings	206	117	- 43.2%	1,497	1,243	- 17.0%

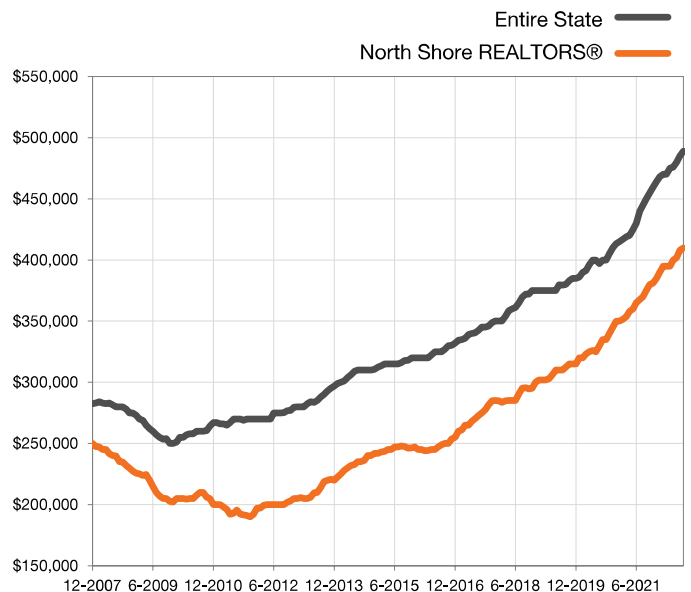
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.