

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 3.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.5%

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

+ 5.9%

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

Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	321	308	- 4.0%	2,271	1,981	- 12.8%
Closed Sales	384	310	- 19.3%	2,013	1,772	- 12.0%
Median Sales Price*	\$615,000	\$672,500	+ 9.3%	\$599,000	\$625,000	+ 4.3%
Inventory of Homes for Sale	377	370	- 1.9%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.2%	28	23	- 16.9%
Percent of Original List Price Received*	106.5%	104.0%	- 2.4%	105.3%	105.8%	+ 0.5%
New Listings	428	386	- 9.8%	2,591	2,432	- 6.1%

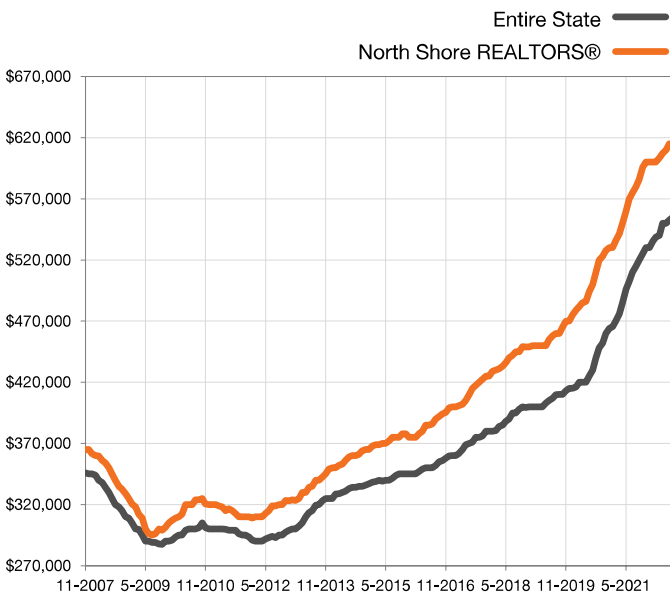
Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	152	132	- 13.2%	1,119	978	- 12.6%
Closed Sales	174	142	- 18.4%	1,029	936	- 9.0%
Median Sales Price*	\$390,500	\$433,000	+ 10.9%	\$385,000	\$420,000	+ 9.1%
Inventory of Homes for Sale	205	133	- 35.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 27.2%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.9%	33	30	- 10.2%
Percent of Original List Price Received*	102.8%	103.9%	+ 1.1%	102.1%	104.0%	+ 1.9%
New Listings	202	161	- 20.3%	1,281	1,105	- 13.7%

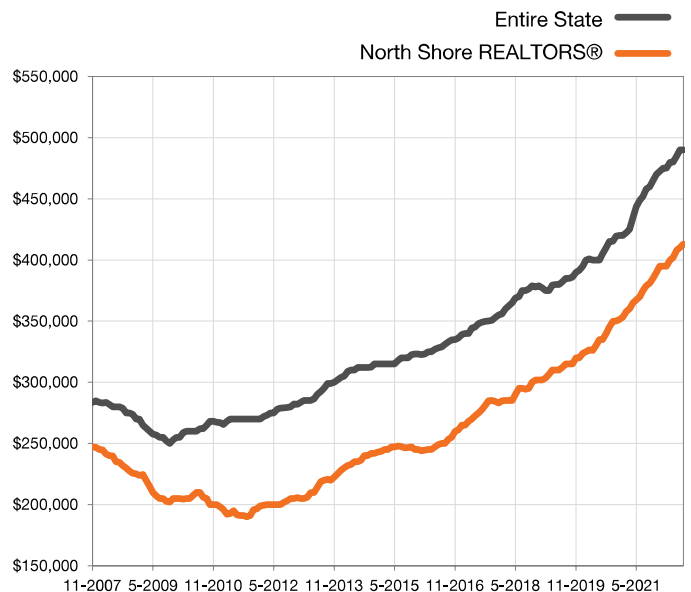
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.