

Local Market Update – June 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

+ 0.2%

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

Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	444	403	- 9.2%	1,952	1,695	- 13.2%
Closed Sales	449	389	- 13.4%	1,629	1,458	- 10.5%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$590,000	\$616,000	+ 4.4%
Inventory of Homes for Sale	301	327	+ 8.6%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 10.4%	29	24	- 18.8%
Percent of Original List Price Received*	107.1%	108.2%	+ 1.0%	105.0%	106.3%	+ 1.2%
New Listings	516	490	- 5.0%	2,163	2,051	- 5.2%

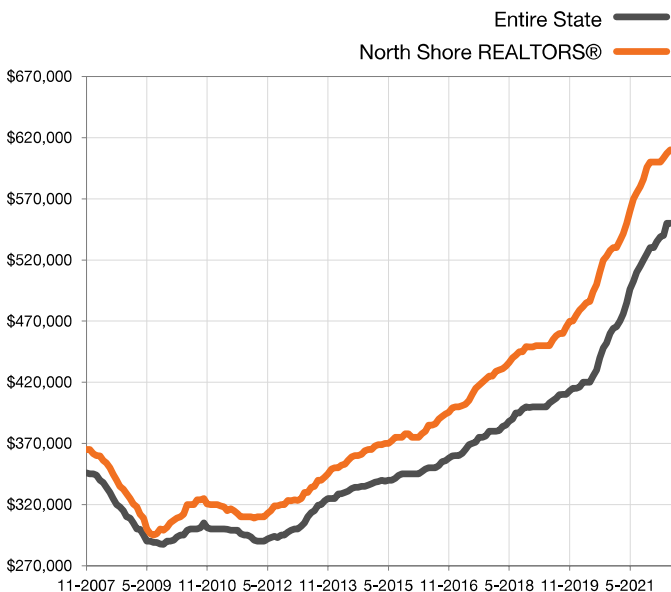
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	182	161	- 11.5%	967	852	- 11.9%
Closed Sales	192	159	- 17.2%	855	789	- 7.7%
Median Sales Price*	\$389,000	\$425,000	+ 9.3%	\$385,000	\$415,000	+ 7.8%
Inventory of Homes for Sale	168	106	- 36.9%	--	--	--
Months Supply of Inventory	1.0	0.7	- 29.8%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 2.8%	34	31	- 9.7%
Percent of Original List Price Received*	103.5%	104.6%	+ 1.1%	101.9%	104.0%	+ 2.0%
New Listings	228	191	- 16.2%	1,079	943	- 12.6%

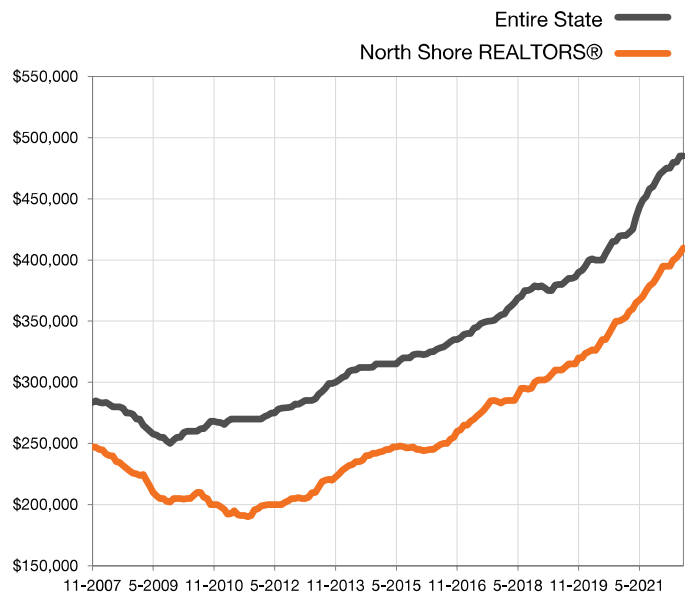
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.