

Local Market Update – August 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 19.0%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.8%

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

- 21.3%

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

Single-Family Properties

	August			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	321	449	+ 39.9%	2,776	3,152	+ 13.5%
Closed Sales	438	474	+ 8.2%	2,524	2,724	+ 7.9%
Median Sales Price*	\$380,000	\$391,500	+ 3.0%	\$365,000	\$375,000	+ 2.7%
Inventory of Homes for Sale	1,533	1,227	- 20.0%	--	--	--
Months Supply of Inventory	4.8	3.6	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	79	68	- 13.4%	90	87	- 3.1%
Percent of Original List Price Received*	95.3%	97.2%	+ 1.9%	95.6%	96.4%	+ 0.8%
New Listings	418	540	+ 29.2%	4,126	4,226	+ 2.4%

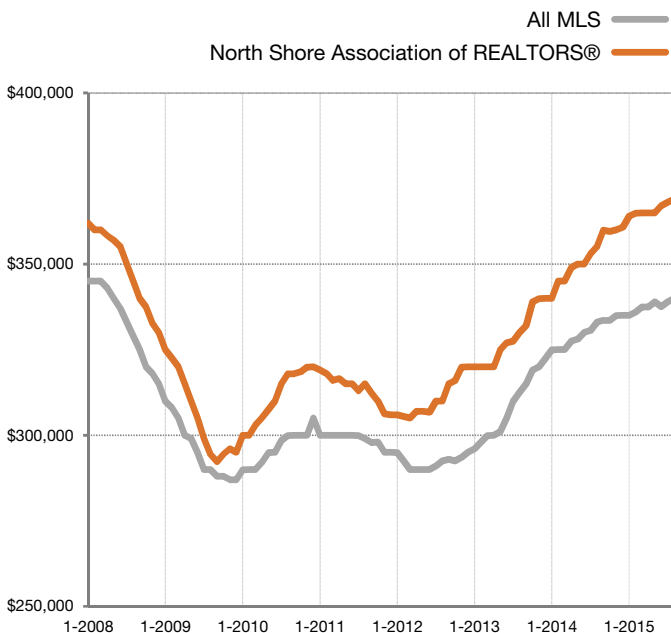
Condominium Properties

	August			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	135	214	+ 58.5%	1,143	1,393	+ 21.9%
Closed Sales	147	222	+ 51.0%	1,083	1,167	+ 7.8%
Median Sales Price*	\$252,000	\$245,000	- 2.8%	\$239,900	\$246,640	+ 2.8%
Inventory of Homes for Sale	603	453	- 24.9%	--	--	--
Months Supply of Inventory	4.5	3.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	80	74	- 7.2%	88	84	- 3.9%
Percent of Original List Price Received*	95.7%	97.4%	+ 1.8%	96.1%	96.6%	+ 0.5%
New Listings	179	217	+ 21.2%	1,642	1,797	+ 9.4%

* 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

