

Local Market Update – December 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 5.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.3%

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

- 21.0%

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

Single-Family Properties

	December			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	172	250	+ 45.3%	3,911	4,032	+ 3.1%
Closed Sales	296	337	+ 13.9%	3,914	3,901	- 0.3%
Median Sales Price*	\$345,250	\$364,900	+ 5.7%	\$340,000	\$364,300	+ 7.1%
Inventory of Homes for Sale	1,026	836	- 18.5%	--	--	--
Months Supply of Inventory	3.1	2.6	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	97	103	+ 6.1%	90	90	- 0.1%
Percent of Original List Price Received*	93.7%	94.0%	+ 0.3%	95.0%	95.4%	+ 0.4%
New Listings	184	170	- 7.6%	5,346	5,632	+ 5.3%

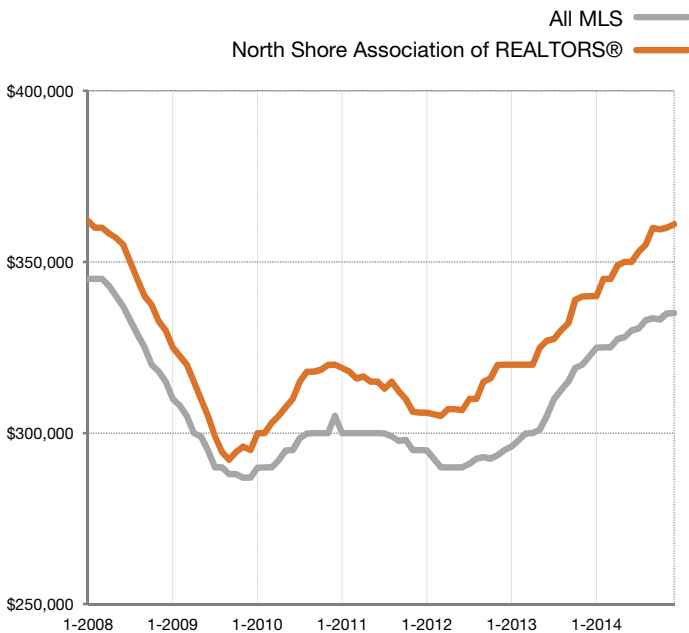
Condominium Properties

	December			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	80	78	- 2.5%	1,563	1,624	+ 3.9%
Closed Sales	139	132	- 5.0%	1,511	1,634	+ 8.1%
Median Sales Price*	\$242,500	\$241,000	- 0.6%	\$220,000	\$241,001	+ 9.5%
Inventory of Homes for Sale	445	357	- 19.8%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	93	91	- 2.1%	99	88	- 11.0%
Percent of Original List Price Received*	95.1%	95.4%	+ 0.3%	94.9%	96.0%	+ 1.2%
New Listings	97	89	- 8.2%	2,166	2,240	+ 3.4%

* 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

