

Local Market Update – December 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 15.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.2%

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

- 24.4%

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

Single-Family Properties

	December			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	211	242	+ 14.7%	3,943	4,448	+ 12.8%
Closed Sales	344	395	+ 14.8%	3,909	4,296	+ 9.9%
Median Sales Price*	\$362,250	\$370,000	+ 2.1%	\$364,000	\$375,000	+ 3.0%
Inventory of Homes for Sale	1,044	766	- 26.6%	--	--	--
Months Supply of Inventory	3.2	2.1	- 33.2%	--	--	--
Cumulative Days on Market Until Sale	103	91	- 11.5%	90	83	- 7.8%
Percent of Original List Price Received*	94.0%	94.5%	+ 0.5%	95.4%	96.2%	+ 0.9%
New Listings	166	182	+ 9.6%	5,623	5,836	+ 3.8%

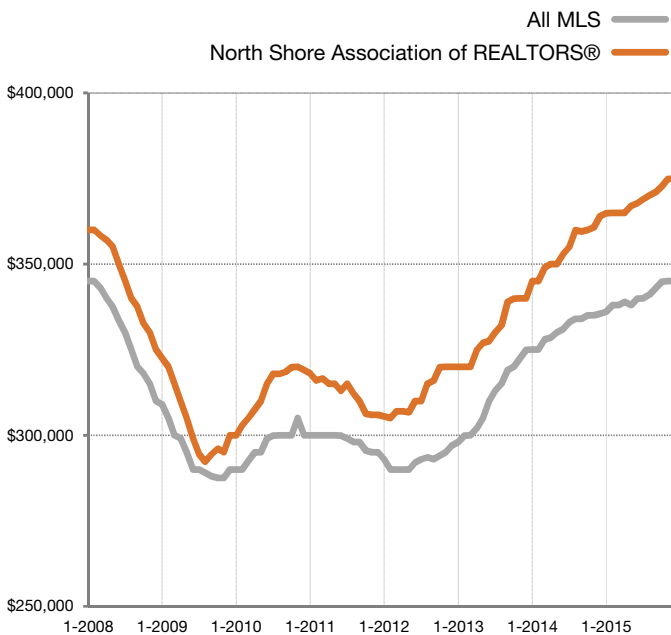
Condominium Properties

	December			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	65	104	+ 60.0%	1,594	1,938	+ 21.6%
Closed Sales	134	159	+ 18.7%	1,636	1,834	+ 12.1%
Median Sales Price*	\$243,500	\$220,000	- 9.7%	\$241,001	\$244,225	+ 1.3%
Inventory of Homes for Sale	434	352	- 18.9%	--	--	--
Months Supply of Inventory	3.2	2.3	- 27.7%	--	--	--
Cumulative Days on Market Until Sale	91	88	- 3.9%	88	82	- 6.6%
Percent of Original List Price Received*	95.4%	95.2%	- 0.2%	96.0%	96.3%	+ 0.4%
New Listings	92	99	+ 7.6%	2,243	2,468	+ 10.0%

* 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

