

Local Market Update – July 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 0.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.1%

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

- 7.5%

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

Single-Family Properties

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	393	452	+ 15.0%	2,556	2,557	+ 0.0%
Closed Sales	460	422	- 8.3%	2,179	2,078	- 4.6%
Median Sales Price*	\$361,500	\$380,000	+ 5.1%	\$335,000	\$360,250	+ 7.5%
Inventory of Homes for Sale	1,447	1,398	- 3.4%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.7%	--	--	--
Cumulative Days on Market Until Sale	63	83	+ 31.5%	98	92	- 6.0%
Percent of Original List Price Received*	96.6%	96.7%	+ 0.1%	95.1%	95.7%	+ 0.7%
New Listings	491	532	+ 8.4%	3,480	3,717	+ 6.8%

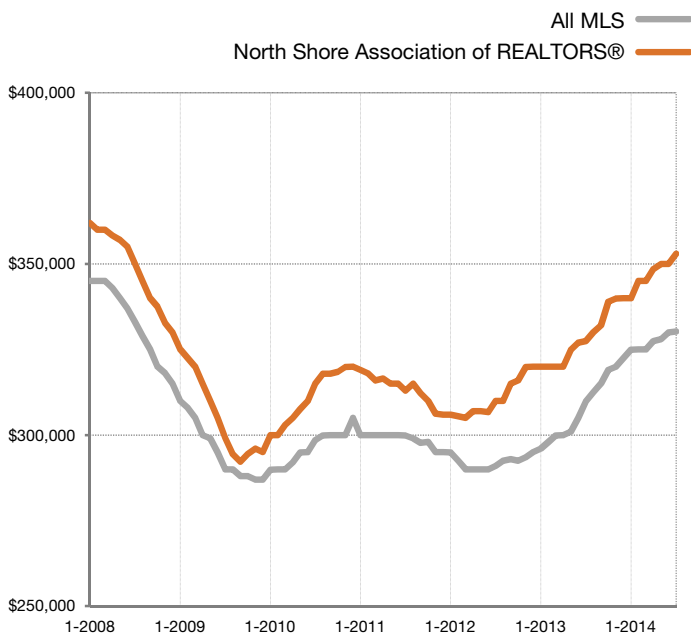
Condominium Properties

	July			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	159	163	+ 2.5%	953	1,039	+ 9.0%
Closed Sales	149	195	+ 30.9%	797	930	+ 16.7%
Median Sales Price*	\$250,000	\$243,500	- 2.6%	\$215,750	\$237,900	+ 10.3%
Inventory of Homes for Sale	608	519	- 14.6%	--	--	--
Months Supply of Inventory	5.2	3.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	72	72	- 0.6%	110	89	- 18.6%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	94.2%	96.1%	+ 2.0%
New Listings	185	204	+ 10.3%	1,354	1,458	+ 7.7%

* 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

