

Local Market Update – November 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 2.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 13.4%

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

- 14.3%

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

Single-Family Properties

	November			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	246	273	+ 11.0%	3,739	3,824	+ 2.3%
Closed Sales	303	301	- 0.7%	3,618	3,560	- 1.6%
Median Sales Price*	\$328,500	\$364,000	+ 10.8%	\$340,000	\$364,250	+ 7.1%
Inventory of Homes for Sale	1,251	1,126	- 10.0%	--	--	--
Months Supply of Inventory	3.8	3.5	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	85	86	+ 0.3%	90	89	- 0.8%
Percent of Original List Price Received*	93.7%	94.9%	+ 1.2%	95.1%	95.5%	+ 0.4%
New Listings	273	290	+ 6.2%	5,162	5,463	+ 5.8%

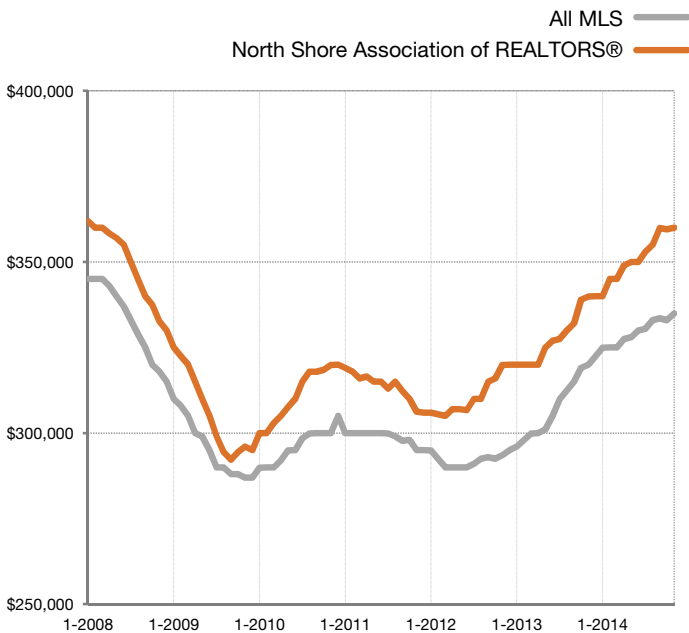
Condominium Properties

	November			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	115	116	+ 0.9%	1,484	1,562	+ 5.3%
Closed Sales	124	118	- 4.8%	1,372	1,498	+ 9.2%
Median Sales Price*	\$205,500	\$223,000	+ 8.5%	\$219,900	\$241,000	+ 9.6%
Inventory of Homes for Sale	525	425	- 19.0%	--	--	--
Months Supply of Inventory	4.3	3.1	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	82	81	- 0.7%	100	87	- 12.1%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	94.8%	96.0%	+ 1.2%
New Listings	124	128	+ 3.2%	2,069	2,151	+ 4.0%

* 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

