

Local Market Update – September 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 5.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.6%

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

- 9.9%

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

Single-Family Properties

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	299	390	+ 30.4%	3,171	3,208	+ 1.2%
Closed Sales	355	372	+ 4.8%	2,977	2,895	- 2.8%
Median Sales Price*	\$370,000	\$365,000	- 1.4%	\$340,000	\$365,000	+ 7.4%
Inventory of Homes for Sale	1,474	1,390	- 5.7%	--	--	--
Months Supply of Inventory	4.5	4.4	- 3.9%	--	--	--
Cumulative Days on Market Until Sale	77	88	+ 15.0%	92	89	- 2.6%
Percent of Original List Price Received*	95.5%	95.5%	- 0.0%	95.2%	95.6%	+ 0.4%
New Listings	496	567	+ 14.3%	4,426	4,698	+ 6.1%

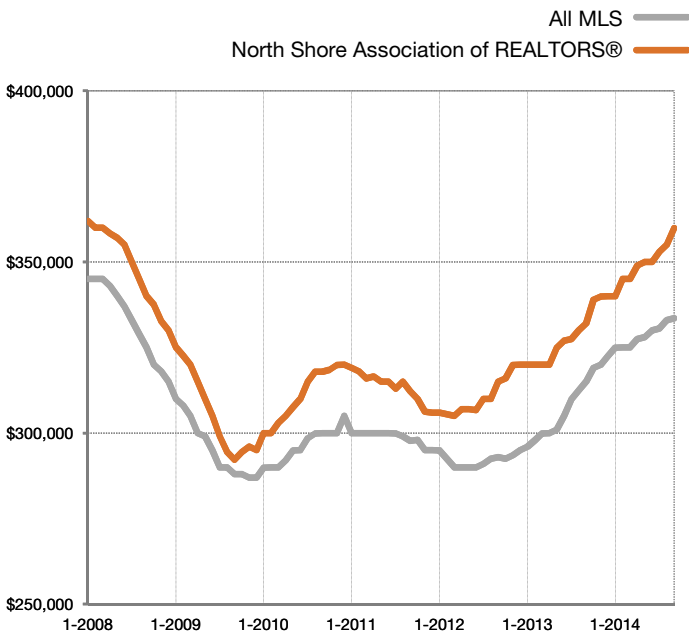
Condominium Properties

	September			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	134	160	+ 19.4%	1,217	1,327	+ 9.0%
Closed Sales	151	155	+ 2.6%	1,120	1,236	+ 10.4%
Median Sales Price*	\$235,000	\$264,900	+ 12.7%	\$220,000	\$243,500	+ 10.7%
Inventory of Homes for Sale	607	500	- 17.6%	--	--	--
Months Supply of Inventory	5.0	3.7	- 25.8%	--	--	--
Cumulative Days on Market Until Sale	77	79	+ 2.6%	101	87	- 14.6%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	94.7%	96.1%	+ 1.5%
New Listings	191	195	+ 2.1%	1,739	1,836	+ 5.6%

* 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

