

Local Market Update – May 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 1.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.6%

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

- 11.3%

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

Single-Family Properties

	May			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	486	506	+ 4.1%	1,759	1,711	- 2.7%
Closed Sales	398	337	- 15.3%	1,290	1,206	- 6.5%
Median Sales Price*	\$346,500	\$345,000	- 0.4%	\$320,000	\$345,000	+ 7.8%
Inventory of Homes for Sale	1,398	1,307	- 6.5%	--	--	--
Months Supply of Inventory	4.6	4.1	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	100	80	- 20.3%	117	100	- 14.4%
Percent of Original List Price Received*	95.4%	97.3%	+ 2.0%	94.0%	95.1%	+ 1.1%
New Listings	695	701	+ 0.9%	2,449	2,504	+ 2.2%

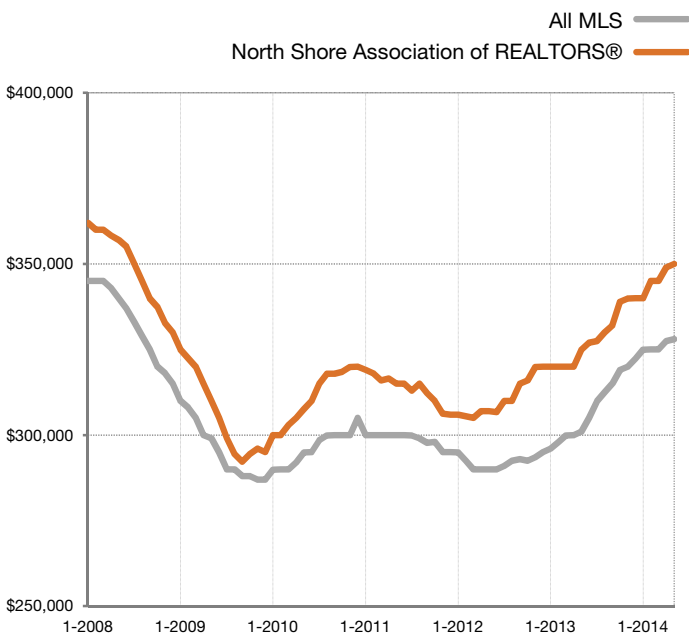
Condominium Properties

	May			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	194	184	- 5.2%	650	732	+ 12.6%
Closed Sales	136	187	+ 37.5%	488	554	+ 13.5%
Median Sales Price*	\$219,450	\$232,500	+ 5.9%	\$201,250	\$233,000	+ 15.8%
Inventory of Homes for Sale	646	509	- 21.2%	--	--	--
Months Supply of Inventory	5.8	3.9	- 32.7%	--	--	--
Cumulative Days on Market Until Sale	133	90	- 32.4%	124	95	- 23.3%
Percent of Original List Price Received*	94.4%	96.7%	+ 2.4%	93.6%	95.8%	+ 2.4%
New Listings	242	262	+ 8.3%	980	1,030	+ 5.1%

* 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

