

Local Market Update – August 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 6.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.3%

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

- 10.8%

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

Single-Family Properties

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	320	358	+ 11.9%	2,874	2,868	- 0.2%
Closed Sales	444	431	- 2.9%	2,622	2,515	- 4.1%
Median Sales Price*	\$350,000	\$379,950	+ 8.6%	\$337,950	\$365,000	+ 8.0%
Inventory of Homes for Sale	1,457	1,345	- 7.7%	--	--	--
Months Supply of Inventory	4.6	4.2	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	73	78	+ 6.3%	94	89	- 4.5%
Percent of Original List Price Received*	95.5%	95.3%	- 0.2%	95.2%	95.6%	+ 0.5%
New Listings	449	420	- 6.5%	3,929	4,132	+ 5.2%

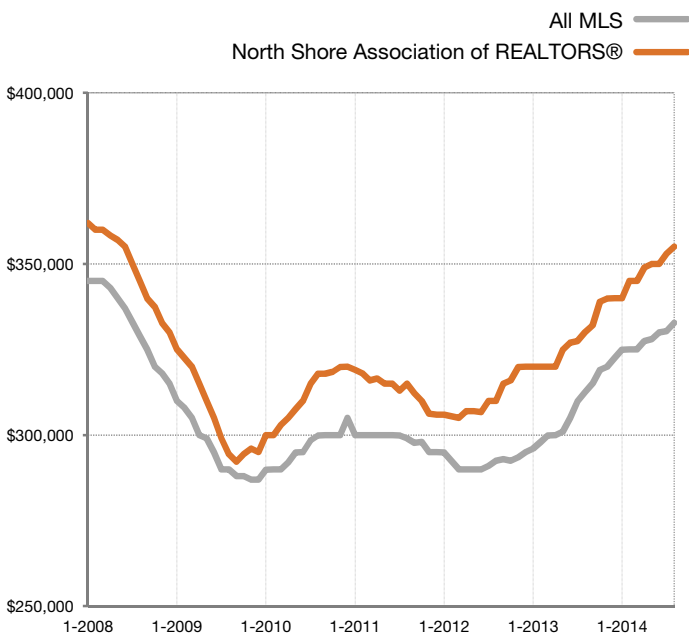
Condominium Properties

	August			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	133	156	+ 17.3%	1,086	1,183	+ 8.9%
Closed Sales	172	144	- 16.3%	969	1,078	+ 11.2%
Median Sales Price*	\$230,000	\$251,000	+ 9.1%	\$219,000	\$240,000	+ 9.6%
Inventory of Homes for Sale	610	511	- 16.2%	--	--	--
Months Supply of Inventory	5.1	3.8	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	85	79	- 6.6%	105	88	- 16.7%
Percent of Original List Price Received*	94.8%	95.7%	+ 1.0%	94.3%	96.1%	+ 1.9%
New Listings	194	178	- 8.2%	1,548	1,640	+ 5.9%

* 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

