

Local Market Update – October 2014

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 3.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.8%

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

- 15.0%

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

Single-Family Properties

	October			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	323	437	+ 35.3%	3,494	3,596	+ 2.9%
Closed Sales	338	353	+ 4.4%	3,315	3,253	- 1.9%
Median Sales Price*	\$340,000	\$355,000	+ 4.4%	\$340,000	\$364,900	+ 7.3%
Inventory of Homes for Sale	1,420	1,281	- 9.8%	--	--	--
Months Supply of Inventory	4.3	4.0	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	78	90	+ 15.4%	90	89	- 1.0%
Percent of Original List Price Received*	95.3%	95.0%	- 0.3%	95.2%	95.6%	+ 0.4%
New Listings	463	473	+ 2.2%	4,889	5,173	+ 5.8%

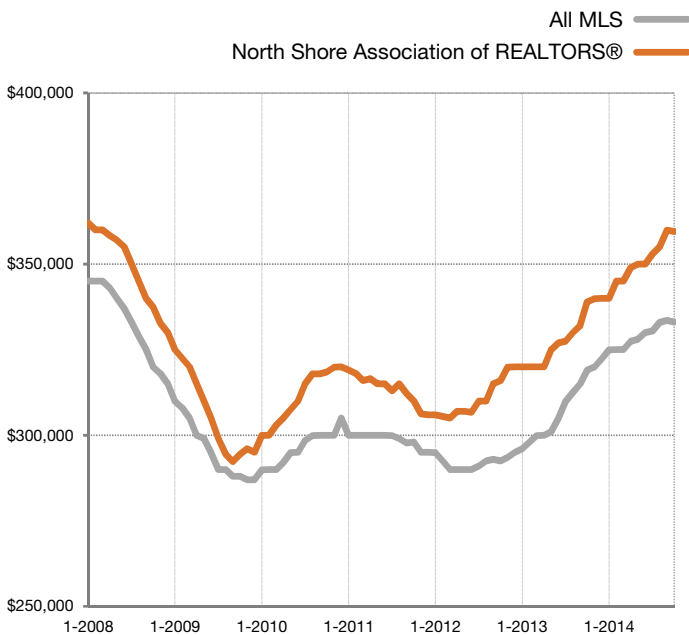
Condominium Properties

	October			Year to Date		
	2013	2014	+ / -	2013	2014	+ / -
Pending Sales	152	161	+ 5.9%	1,369	1,470	+ 7.4%
Closed Sales	128	137	+ 7.0%	1,248	1,375	+ 10.2%
Median Sales Price*	\$227,000	\$235,000	+ 3.5%	\$220,000	\$241,725	+ 9.9%
Inventory of Homes for Sale	590	462	- 21.7%	--	--	--
Months Supply of Inventory	4.8	3.4	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	100	101	+ 1.1%	101	88	- 13.2%
Percent of Original List Price Received*	94.7%	95.4%	+ 0.7%	94.7%	96.0%	+ 1.5%
New Listings	206	187	- 9.2%	1,945	2,022	+ 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

