

Local Market Update – November 2015

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

+ 15.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.6%

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

- 25.4%

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

Single-Family Properties

	November			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	238	339	+ 42.4%	3,733	4,242	+ 13.6%
Closed Sales	304	353	+ 16.1%	3,565	3,897	+ 9.3%
Median Sales Price*	\$360,000	\$378,000	+ 5.0%	\$364,000	\$375,000	+ 3.0%
Inventory of Homes for Sale	1,362	1,011	- 25.8%	--	--	--
Months Supply of Inventory	4.2	2.9	- 32.4%	--	--	--
Cumulative Days on Market Until Sale	85	73	- 14.1%	89	82	- 7.5%
Percent of Original List Price Received*	94.8%	96.2%	+ 1.5%	95.5%	96.4%	+ 1.0%
New Listings	289	303	+ 4.8%	5,457	5,657	+ 3.7%

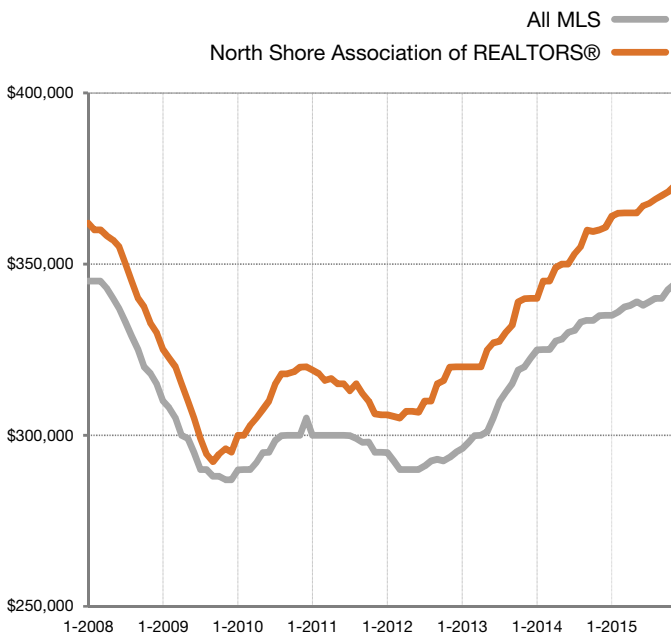
Condominium Properties

	November			Year to Date		
	2014	2015	+ / -	2014	2015	+ / -
Pending Sales	108	143	+ 32.4%	1,530	1,852	+ 21.0%
Closed Sales	121	136	+ 12.4%	1,502	1,673	+ 11.4%
Median Sales Price*	\$232,500	\$241,690	+ 4.0%	\$241,000	\$246,000	+ 2.1%
Inventory of Homes for Sale	518	392	- 24.3%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	80	75	- 7.2%	88	82	- 6.8%
Percent of Original List Price Received*	95.7%	96.1%	+ 0.4%	96.0%	96.4%	+ 0.5%
New Listings	129	118	- 8.5%	2,151	2,368	+ 10.1%

* 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

