

Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore Association of REALTORS®

- 5.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.3%

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

- 29.8%

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

Single-Family Properties

	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	470	497	+ 5.7%	1,716	1,654	- 3.6%
Closed Sales	356	322	- 9.6%	1,302	1,291	- 0.8%
Median Sales Price*	\$405,450	\$421,250	+ 3.9%	\$378,000	\$401,000	+ 6.1%
Inventory of Homes for Sale	991	729	- 26.4%	--	--	--
Months Supply of Inventory	2.8	2.1	- 24.6%	--	--	--
Cumulative Days on Market Until Sale	74	59	- 20.2%	94	61	- 34.9%
Percent of Original List Price Received*	98.6%	99.3%	+ 0.6%	96.4%	97.6%	+ 1.3%
New Listings	604	612	+ 1.3%	2,222	2,072	- 6.8%

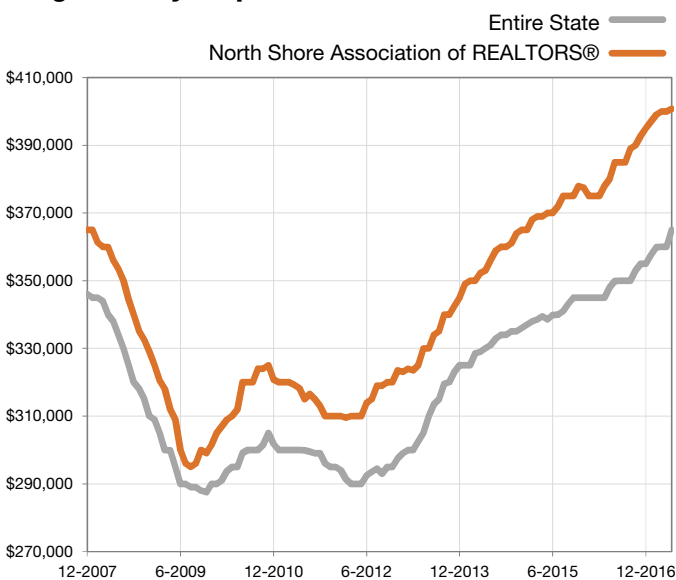
Condominium Properties

	May			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	224	239	+ 6.7%	841	851	+ 1.2%
Closed Sales	169	174	+ 3.0%	622	701	+ 12.7%
Median Sales Price*	\$252,500	\$290,000	+ 14.9%	\$249,000	\$285,000	+ 14.5%
Inventory of Homes for Sale	398	246	- 38.2%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	83	57	- 31.6%	94	65	- 30.5%
Percent of Original List Price Received*	98.6%	99.6%	+ 1.0%	96.7%	98.3%	+ 1.6%
New Listings	249	260	+ 4.4%	993	968	- 2.5%

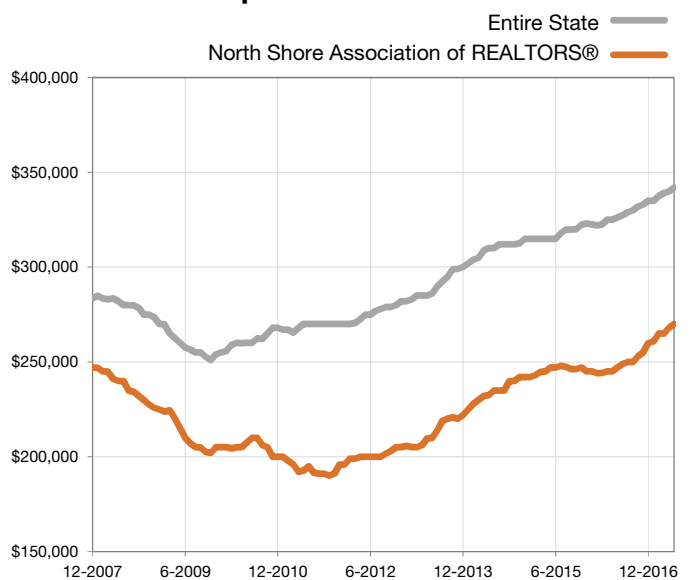
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.