

Local Market Update – December 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 10.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

- 23.8%

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

Single-Family Properties

	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	299	326	+ 9.0%	6,044	6,187	+ 2.4%
Closed Sales	513	446	- 13.1%	5,992	6,126	+ 2.2%
Median Sales Price*	\$387,500	\$401,500	+ 3.6%	\$387,000	\$410,000	+ 5.9%
Inventory of Homes for Sale	1,192	917	- 23.1%	--	--	--
Months Supply of Inventory	2.4	1.8	- 24.8%	--	--	--
Cumulative Days on Market Until Sale	72	65	- 10.1%	80	63	- 21.3%
Percent of Original List Price Received*	96.0%	96.3%	+ 0.3%	96.6%	97.4%	+ 0.9%
New Listings	269	257	- 4.5%	7,937	7,975	+ 0.5%

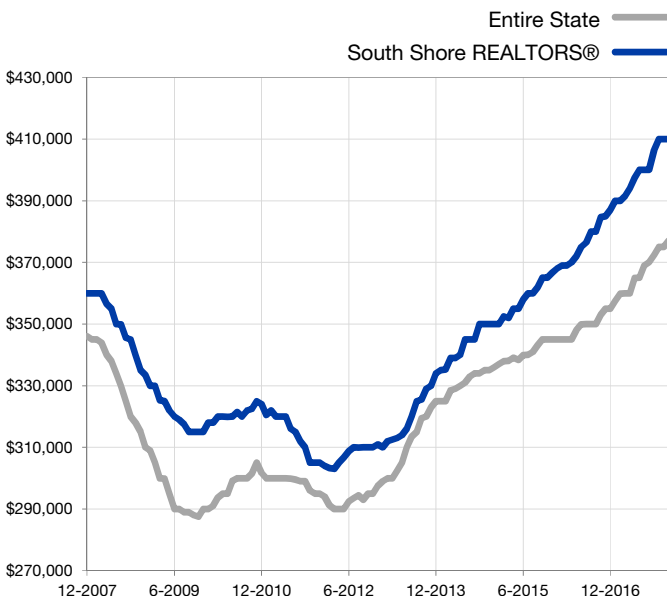
Condominium Properties

	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	94	111	+ 18.1%	1,721	2,043	+ 18.7%
Closed Sales	126	128	+ 1.6%	1,695	1,925	+ 13.6%
Median Sales Price*	\$297,500	\$299,300	+ 0.6%	\$275,000	\$310,000	+ 12.7%
Inventory of Homes for Sale	349	258	- 26.1%	--	--	--
Months Supply of Inventory	2.5	1.6	- 34.9%	--	--	--
Cumulative Days on Market Until Sale	54	50	- 7.9%	75	60	- 19.3%
Percent of Original List Price Received*	98.0%	98.6%	+ 0.6%	97.9%	98.7%	+ 0.8%
New Listings	91	91	0.0%	2,198	2,444	+ 11.2%

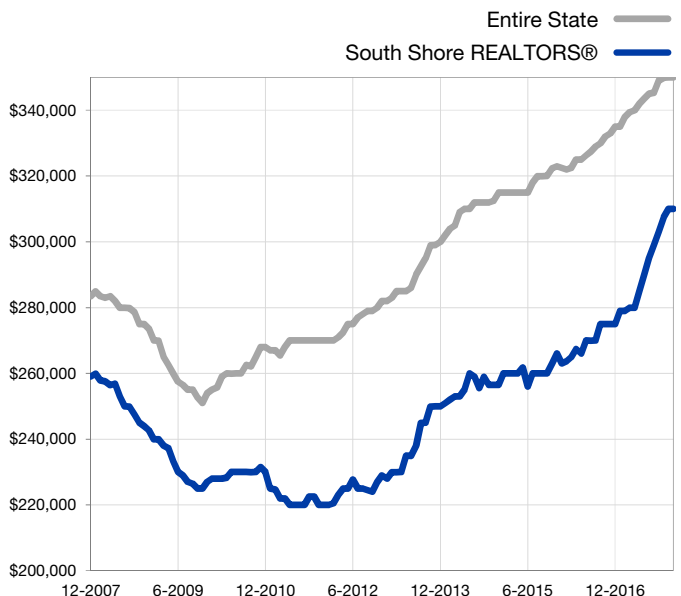
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.