

Local Market Update – April 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.0%

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

- 24.8%

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

Single-Family Properties

	April			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	614	628	+ 2.3%	1,900	1,885	- 0.8%
Closed Sales	436	377	- 13.5%	1,391	1,384	- 0.5%
Median Sales Price*	\$390,000	\$399,875	+ 2.5%	\$360,000	\$390,000	+ 8.3%
Inventory of Homes for Sale	1,663	1,254	- 24.6%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	100	76	- 23.4%	108	81	- 24.8%
Percent of Original List Price Received*	96.8%	97.0%	+ 0.2%	95.4%	96.5%	+ 1.2%
New Listings	903	821	- 9.1%	2,646	2,467	- 6.8%

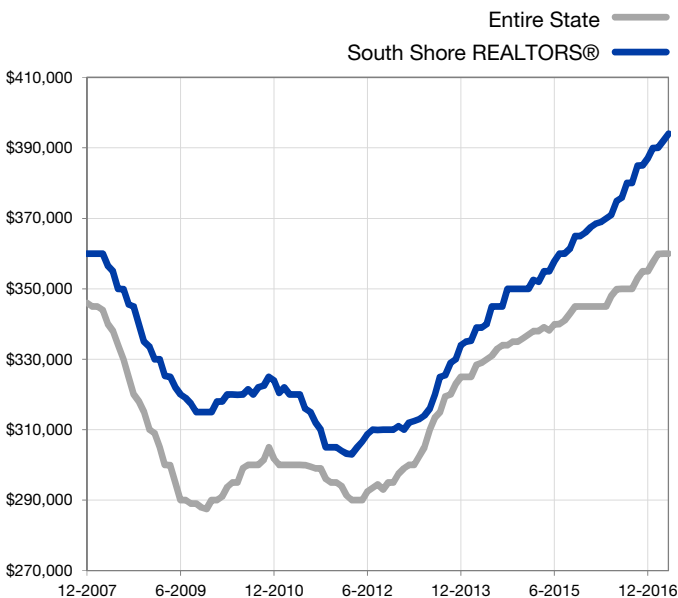
Condominium Properties

	April			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	172	208	+ 20.9%	537	695	+ 29.4%
Closed Sales	121	103	- 14.9%	425	427	+ 0.5%
Median Sales Price*	\$282,500	\$285,000	+ 0.9%	\$256,000	\$280,000	+ 9.4%
Inventory of Homes for Sale	462	343	- 25.8%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.5%	--	--	--
Cumulative Days on Market Until Sale	87	74	- 14.6%	92	71	- 22.5%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	97.1%	97.5%	+ 0.4%
New Listings	263	208	- 20.9%	763	828	+ 8.5%

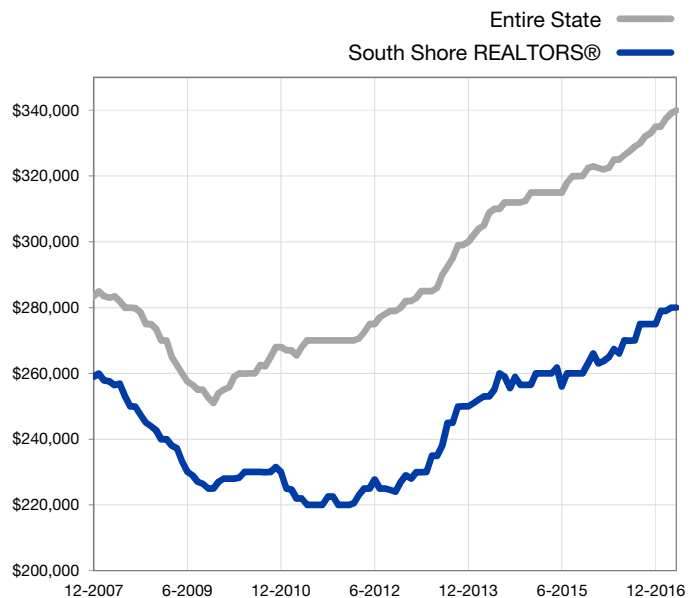
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.