

Local Market Update – August 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 1.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.3%

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

- 22.3%

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

Single-Family Properties

	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	532	616	+ 15.8%	4,306	4,478	+ 4.0%
Closed Sales	681	706	+ 3.7%	3,909	4,034	+ 3.2%
Median Sales Price*	\$399,900	\$415,000	+ 3.8%	\$385,000	\$409,950	+ 6.5%
Inventory of Homes for Sale	1,826	1,415	- 22.5%	--	--	--
Months Supply of Inventory	3.7	2.8	- 25.5%	--	--	--
Cumulative Days on Market Until Sale	62	57	- 8.5%	86	64	- 26.0%
Percent of Original List Price Received*	97.5%	97.6%	+ 0.0%	96.6%	97.8%	+ 1.2%
New Listings	684	701	+ 2.5%	5,893	5,847	- 0.8%

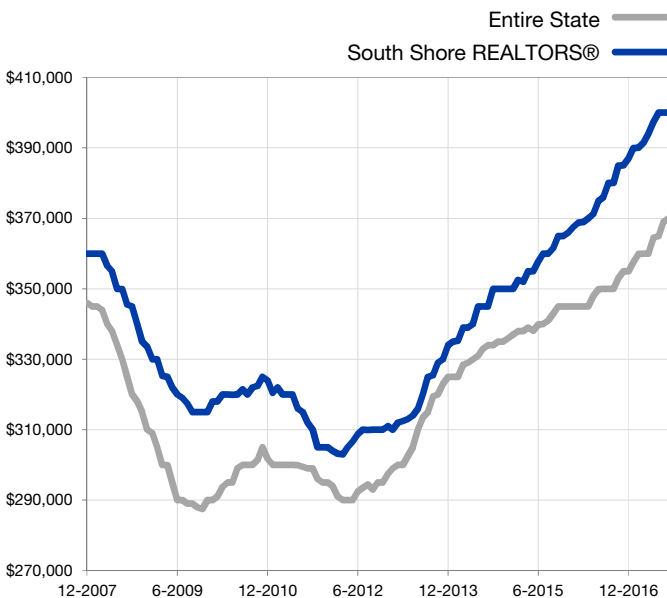
Condominium Properties

	August			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	150	189	+ 26.0%	1,255	1,458	+ 16.2%
Closed Sales	202	189	- 6.4%	1,127	1,285	+ 14.0%
Median Sales Price*	\$279,000	\$312,000	+ 11.8%	\$269,900	\$303,000	+ 12.3%
Inventory of Homes for Sale	428	336	- 21.5%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	64	65	+ 2.3%	81	65	- 20.4%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	97.8%	98.6%	+ 0.9%
New Listings	174	193	+ 10.9%	1,585	1,710	+ 7.9%

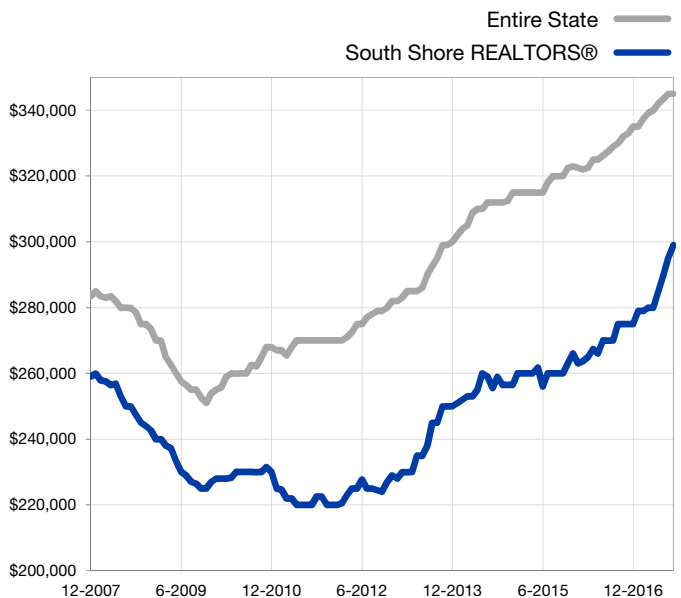
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.