

Local Market Update – February 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 8.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.9%

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

- 26.4%

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

Single-Family Properties

	February			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	390	402	+ 3.1%	726	757	+ 4.3%
Closed Sales	254	276	+ 8.7%	599	620	+ 3.5%
Median Sales Price*	\$350,000	\$383,650	+ 9.6%	\$354,900	\$390,000	+ 9.9%
Inventory of Homes for Sale	1,393	968	- 30.5%	--	--	--
Months Supply of Inventory	2.9	1.9	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	117	93	- 20.1%	110	83	- 24.2%
Percent of Original List Price Received*	94.8%	95.8%	+ 1.1%	94.5%	95.5%	+ 1.0%
New Listings	474	459	- 3.2%	905	899	- 0.7%

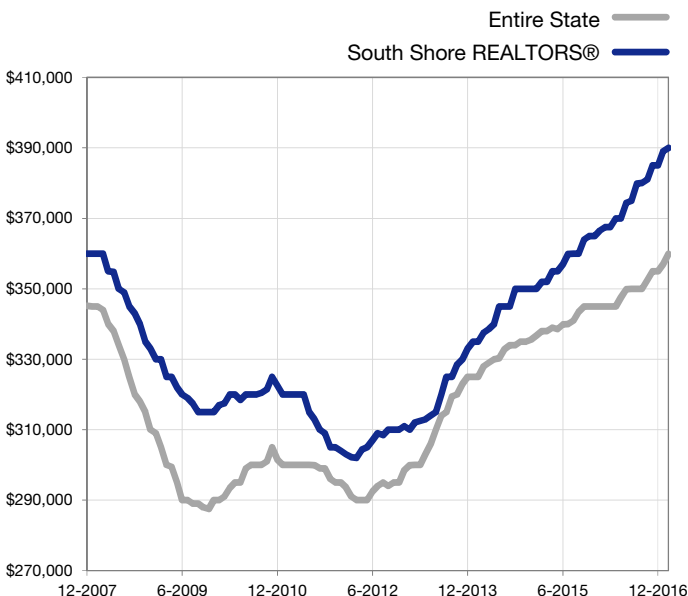
Condominium Properties

	February			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	108	145	+ 34.3%	210	294	+ 40.0%
Closed Sales	78	83	+ 6.4%	186	195	+ 4.8%
Median Sales Price*	\$252,500	\$249,900	- 1.0%	\$247,250	\$281,900	+ 14.0%
Inventory of Homes for Sale	359	322	- 10.3%	--	--	--
Months Supply of Inventory	2.5	2.2	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	97	58	- 40.8%	90	73	- 19.2%
Percent of Original List Price Received*	96.2%	97.2%	+ 1.1%	96.6%	96.6%	- 0.1%
New Listings	149	186	+ 24.8%	274	357	+ 30.3%

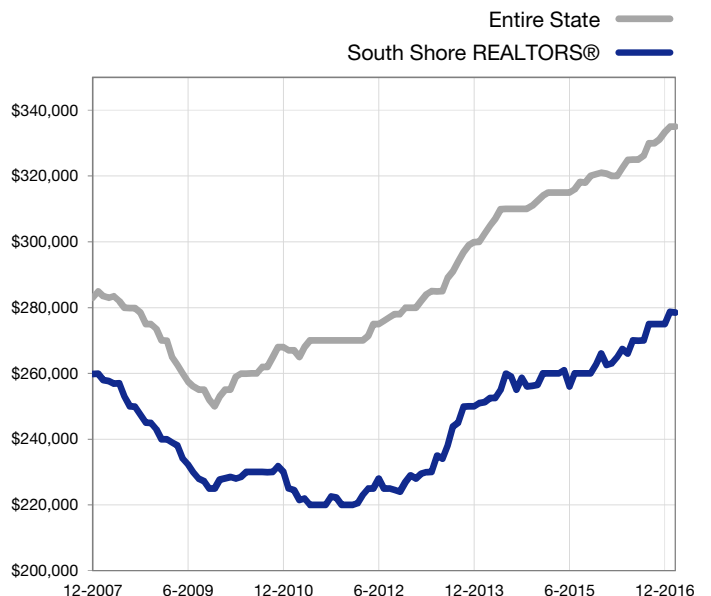
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.