

Local Market Update – June 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 11.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.9%

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

- 21.7%

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

Single-Family Properties

	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	646	756	+ 17.0%	3,233	3,357	+ 3.8%
Closed Sales	693	743	+ 7.2%	2,587	2,643	+ 2.2%
Median Sales Price*	\$400,000	\$430,000	+ 7.5%	\$377,867	\$405,500	+ 7.3%
Inventory of Homes for Sale	1,848	1,449	- 21.6%	--	--	--
Months Supply of Inventory	3.7	2.9	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	75	52	- 31.4%	96	70	- 27.3%
Percent of Original List Price Received*	97.4%	99.1%	+ 1.8%	96.3%	97.6%	+ 1.4%
New Listings	938	963	+ 2.7%	4,490	4,418	- 1.6%

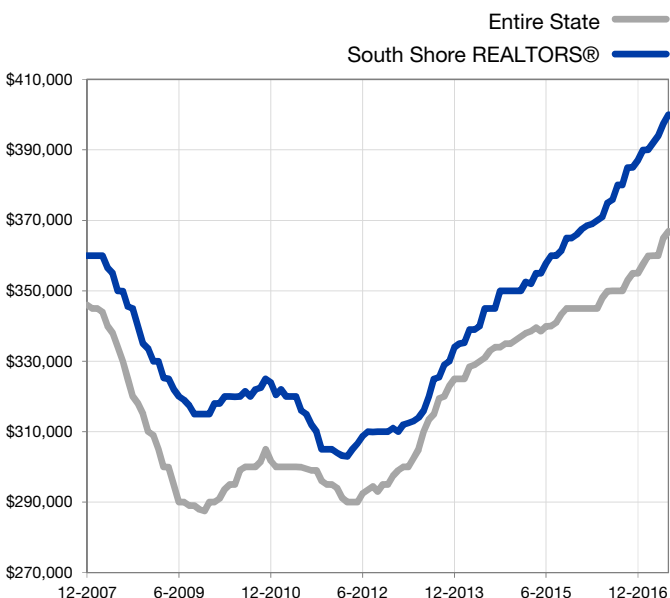
Condominium Properties

	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	210	226	+ 7.6%	938	1,124	+ 19.8%
Closed Sales	206	263	+ 27.7%	770	876	+ 13.8%
Median Sales Price*	\$278,400	\$320,000	+ 14.9%	\$265,000	\$300,000	+ 13.2%
Inventory of Homes for Sale	449	349	- 22.3%	--	--	--
Months Supply of Inventory	3.1	2.3	- 24.7%	--	--	--
Cumulative Days on Market Until Sale	82	51	- 38.0%	89	65	- 26.9%
Percent of Original List Price Received*	98.0%	99.2%	+ 1.3%	97.7%	98.4%	+ 0.8%
New Listings	222	241	+ 8.6%	1,215	1,321	+ 8.7%

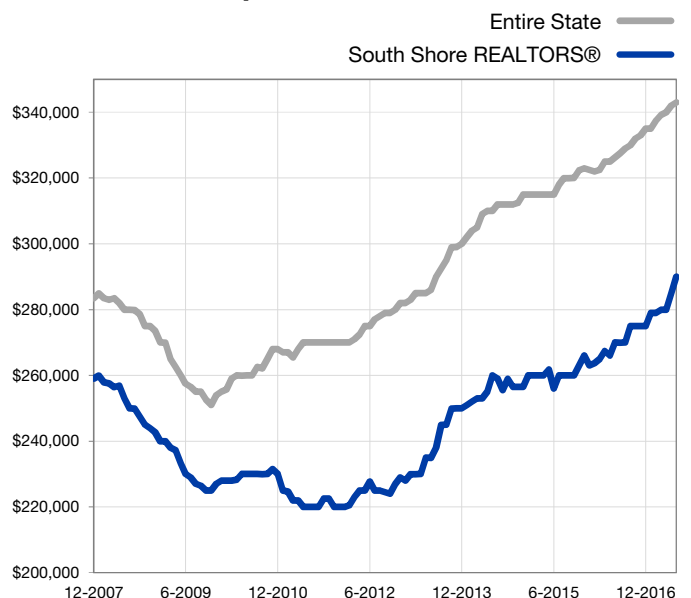
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.