

Local Market Update – May 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 6.2%

+ 8.5%

- 22.9%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

| | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2016 | 2017 | + / - | 2016 | 2017 | + / - |
| Pending Sales | 687 | 826 | + 20.2% | 2,587 | 2,657 | + 2.7% |
| Closed Sales | 503 | 500 | - 0.6% | 1,894 | 1,893 | - 0.1% |
| Median Sales Price* | \$382,000 | \$420,000 | + 9.9% | \$367,000 | \$398,444 | + 8.6% |
| Inventory of Homes for Sale | 1,738 | 1,359 | - 21.8% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 2.7 | - 23.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 92 | 66 | - 28.3% | 104 | 77 | - 25.7% |
| Percent of Original List Price Received* | 97.2% | 98.5% | + 1.3% | 95.9% | 97.0% | + 1.2% |
| New Listings | 907 | 998 | + 10.0% | 3,553 | 3,461 | - 2.6% |

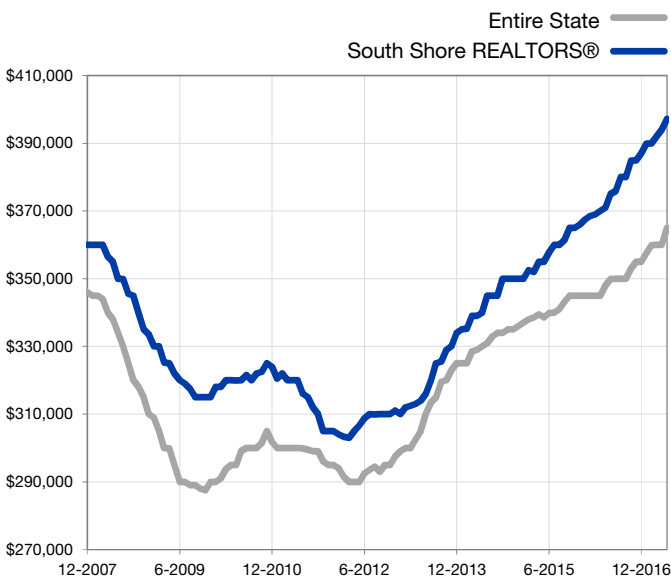
Condominium Properties

| | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2016 | 2017 | + / - | 2016 | 2017 | + / - |
| Pending Sales | 191 | 227 | + 18.8% | 728 | 913 | + 25.4% |
| Closed Sales | 139 | 182 | + 30.9% | 564 | 611 | + 8.3% |
| Median Sales Price* | \$275,000 | \$320,000 | + 16.4% | \$259,450 | \$290,000 | + 11.8% |
| Inventory of Homes for Sale | 475 | 348 | - 26.7% | -- | -- | -- |
| Months Supply of Inventory | 3.3 | 2.4 | - 26.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 88 | 69 | - 21.4% | 91 | 71 | - 22.5% |
| Percent of Original List Price Received* | 99.1% | 99.5% | + 0.5% | 97.6% | 98.1% | + 0.5% |
| New Listings | 230 | 248 | + 7.8% | 993 | 1,076 | + 8.4% |

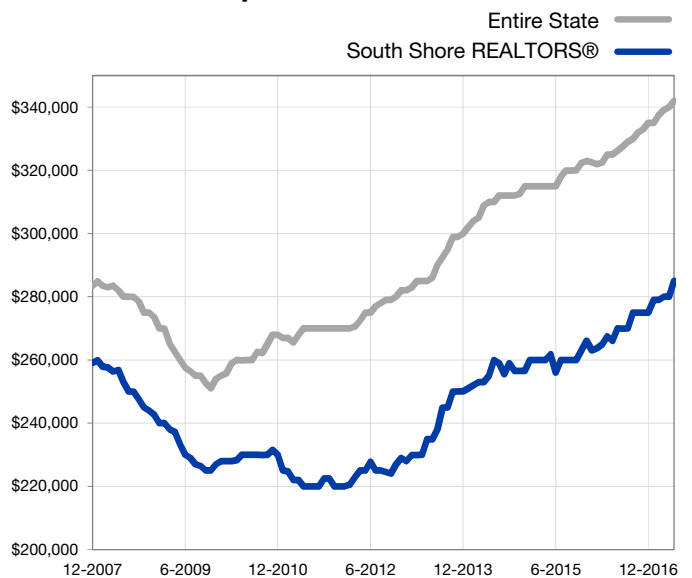
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.