

Local Market Update – January 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 1.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.7%

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

- 28.7%

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

Single-Family Properties

	January			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	327	389	+ 19.0%	327	389	+ 19.0%
Closed Sales	342	349	+ 2.0%	342	349	+ 2.0%
Median Sales Price*	\$395,000	\$417,500	+ 5.7%	\$395,000	\$417,500	+ 5.7%
Inventory of Homes for Sale	1,155	810	- 29.9%	--	--	--
Months Supply of Inventory	2.3	1.6	- 31.5%	--	--	--
Cumulative Days on Market Until Sale	75	68	- 8.7%	75	68	- 8.7%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.6%	95.1%	95.7%	+ 0.6%
New Listings	437	378	- 13.5%	437	378	- 13.5%

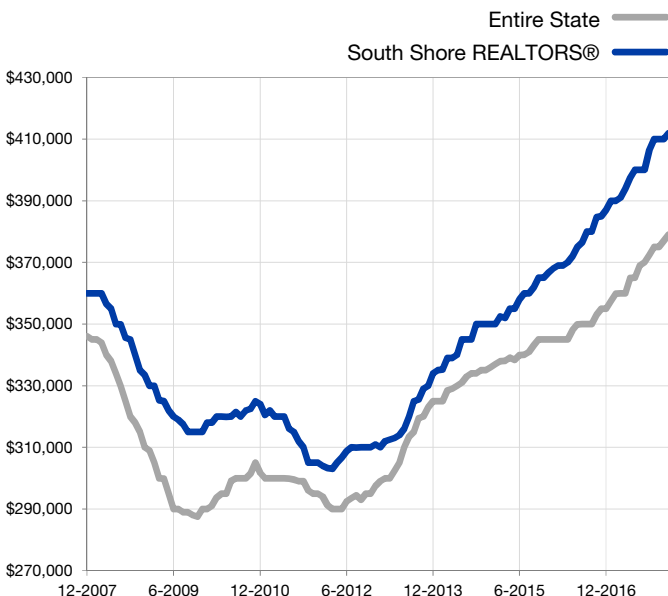
Condominium Properties

	January			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	135	141	+ 4.4%	135	141	+ 4.4%
Closed Sales	112	111	- 0.9%	112	111	- 0.9%
Median Sales Price*	\$303,100	\$302,000	- 0.4%	\$303,100	\$302,000	- 0.4%
Inventory of Homes for Sale	346	260	- 24.9%	--	--	--
Months Supply of Inventory	2.4	1.6	- 33.9%	--	--	--
Cumulative Days on Market Until Sale	83	65	- 22.4%	83	65	- 22.4%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	96.0%	97.4%	+ 1.5%
New Listings	171	154	- 9.9%	171	154	- 9.9%

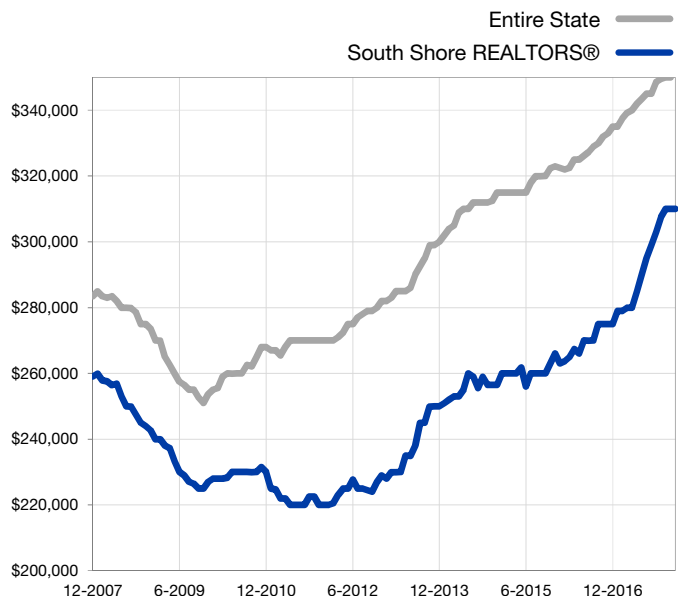
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.