

Local Market Update – February 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 7.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.3%

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

- 30.8%

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

Single-Family Properties

	February			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	366	470	+ 28.4%	693	835	+ 20.5%
Closed Sales	281	244	- 13.2%	623	598	- 4.0%
Median Sales Price*	\$382,769	\$405,000	+ 5.8%	\$390,000	\$415,250	+ 6.5%
Inventory of Homes for Sale	1,154	803	- 30.4%	--	--	--
Months Supply of Inventory	2.3	1.6	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	95	80	- 16.3%	84	73	- 13.0%
Percent of Original List Price Received*	95.9%	96.8%	+ 0.9%	95.5%	96.1%	+ 0.7%
New Listings	452	485	+ 7.3%	889	863	- 2.9%

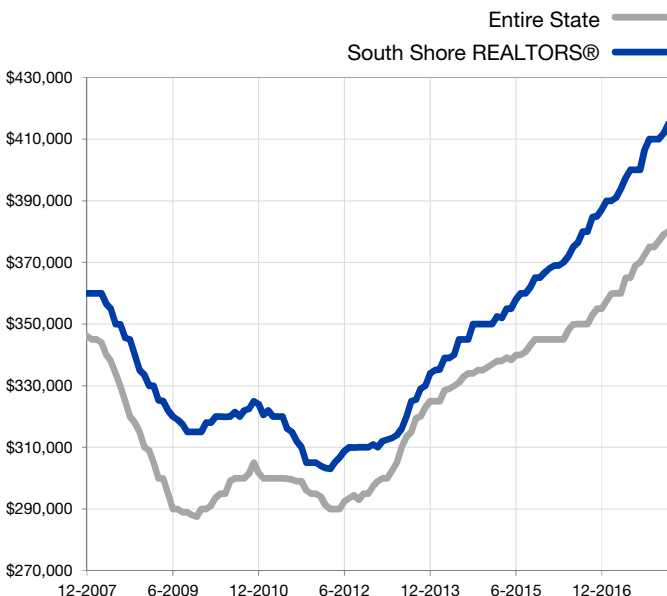
Condominium Properties

	February			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	116	166	+ 43.1%	251	303	+ 20.7%
Closed Sales	85	96	+ 12.9%	197	210	+ 6.6%
Median Sales Price*	\$252,500	\$287,000	+ 13.7%	\$281,900	\$297,000	+ 5.4%
Inventory of Homes for Sale	387	264	- 31.8%	--	--	--
Months Supply of Inventory	2.7	1.6	- 40.2%	--	--	--
Cumulative Days on Market Until Sale	58	58	- 0.2%	73	62	- 15.0%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	96.5%	97.9%	+ 1.4%
New Listings	187	188	+ 0.5%	358	341	- 4.7%

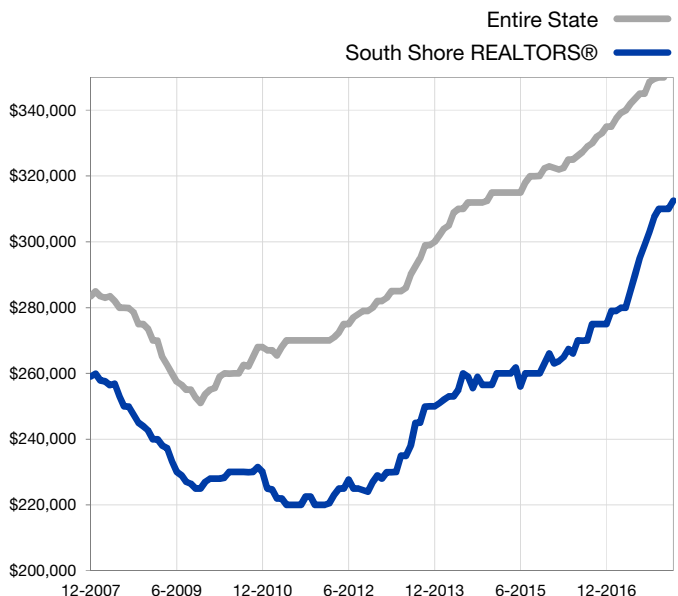
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.