

# Local Market Update – July 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**+ 7.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 2.6%**

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

**- 22.8%**

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

### Single-Family Properties

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	542	<b>636</b>	+ 17.3%	3,774	<b>3,924</b>	+ 4.0%
Closed Sales	641	<b>647</b>	+ 0.9%	3,228	<b>3,311</b>	+ 2.6%
Median Sales Price*	\$399,000	<b>\$415,000</b>	+ 4.0%	\$380,000	<b>\$409,000</b>	+ 7.6%
Inventory of Homes for Sale	1,873	<b>1,449</b>	- 22.6%	--	--	--
Months Supply of Inventory	3.9	<b>2.9</b>	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	72	<b>46</b>	- 36.0%	91	<b>65</b>	- 28.6%
Percent of Original List Price Received*	97.2%	<b>98.7%</b>	+ 1.5%	96.5%	<b>97.9%</b>	+ 1.5%
New Listings	719	<b>728</b>	+ 1.3%	5,210	<b>5,146</b>	- 1.2%

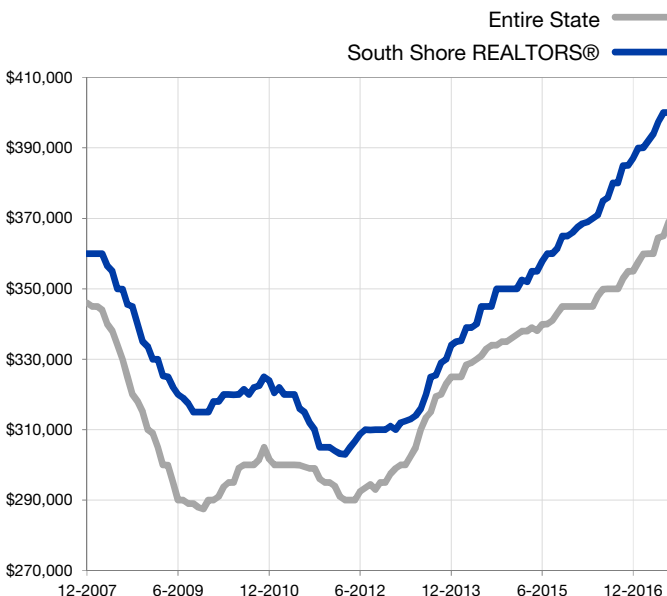
### Condominium Properties

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	167	<b>177</b>	+ 6.0%	1,105	<b>1,282</b>	+ 16.0%
Closed Sales	154	<b>208</b>	+ 35.1%	925	<b>1,093</b>	+ 18.2%
Median Sales Price*	\$289,500	<b>\$312,500</b>	+ 7.9%	\$268,450	<b>\$301,000</b>	+ 12.1%
Inventory of Homes for Sale	445	<b>341</b>	- 23.4%	--	--	--
Months Supply of Inventory	3.1	<b>2.2</b>	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	67	<b>65</b>	- 3.1%	85	<b>65</b>	- 24.0%
Percent of Original List Price Received*	98.1%	<b>99.9%</b>	+ 1.8%	97.7%	<b>98.7%</b>	+ 1.0%
New Listings	196	<b>194</b>	- 1.0%	1,411	<b>1,514</b>	+ 7.3%

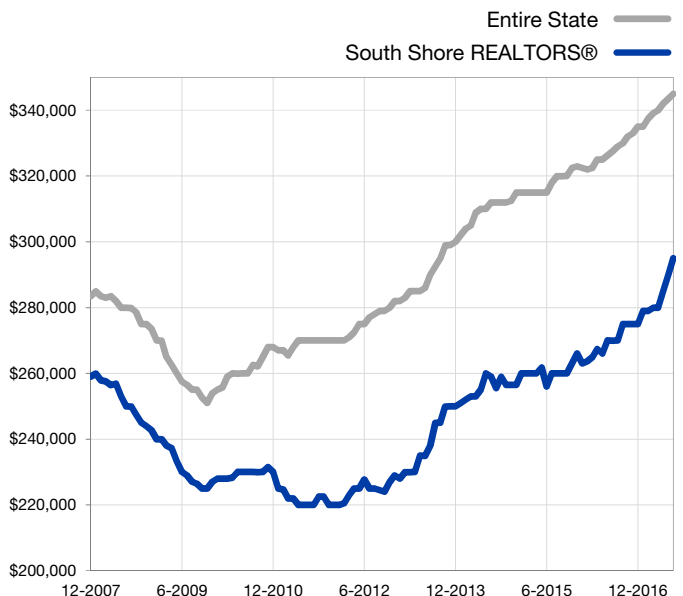
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.