

Local Market Update – November 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Resources. Relationships. Results.

South Shore REALTORS®

- 2.7%

+ 4.2%

- 10.5%

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

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	403	409	+ 1.5%	5,820	5,766	- 0.9%
Closed Sales	528	502	- 4.9%	5,685	5,603	- 1.4%
Median Sales Price*	\$406,000	\$425,000	+ 4.7%	\$411,000	\$433,550	+ 5.5%
Inventory of Homes for Sale	1,407	1,240	- 11.9%	--	--	--
Months Supply of Inventory	2.7	2.5	- 9.8%	--	--	--
Cumulative Days on Market Until Sale	66	66	+ 0.8%	63	56	- 11.2%
Percent of Original List Price Received*	96.3%	96.0%	- 0.3%	97.5%	97.8%	+ 0.3%
New Listings	445	451	+ 1.3%	7,713	7,719	+ 0.1%

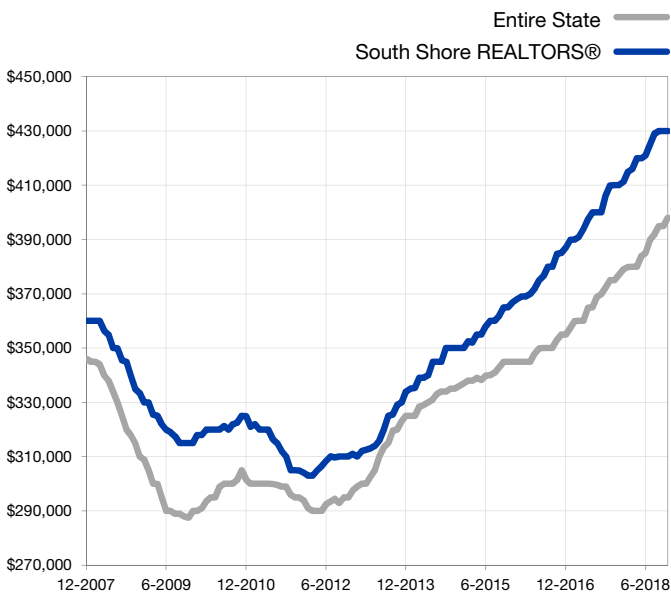
Condominium Properties

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	146	128	- 12.3%	1,905	1,873	- 1.7%
Closed Sales	165	172	+ 4.2%	1,801	1,784	- 0.9%
Median Sales Price*	\$331,500	\$357,543	+ 7.9%	\$310,000	\$332,750	+ 7.3%
Inventory of Homes for Sale	430	404	- 6.0%	--	--	--
Months Supply of Inventory	2.7	2.5	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 5.7%	61	52	- 14.8%
Percent of Original List Price Received*	99.1%	99.2%	+ 0.1%	98.7%	99.5%	+ 0.8%
New Listings	158	173	+ 9.5%	2,352	2,404	+ 2.2%

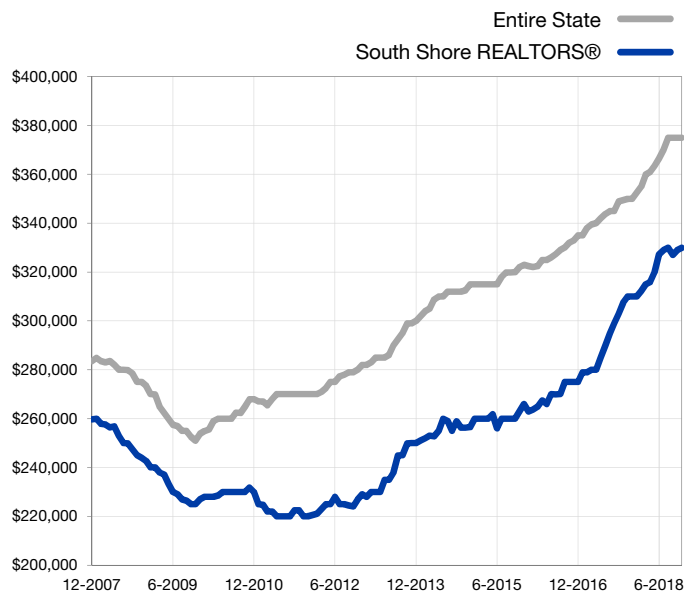
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.