

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 1.0%

+ 1.3%

- 13.0%

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

	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	286	327	+ 14.3%	6,105	6,063	- 0.7%
Closed Sales	450	430	- 4.4%	6,135	6,039	- 1.6%
Median Sales Price*	\$404,000	\$417,000	+ 3.2%	\$410,000	\$430,250	+ 4.9%
Inventory of Homes for Sale	1,127	951	- 15.6%	--	--	--
Months Supply of Inventory	2.2	1.9	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	65	63	- 3.5%	63	56	- 10.6%
Percent of Original List Price Received*	96.3%	95.4%	- 1.0%	97.4%	97.6%	+ 0.2%
New Listings	256	258	+ 0.8%	7,966	7,972	+ 0.1%

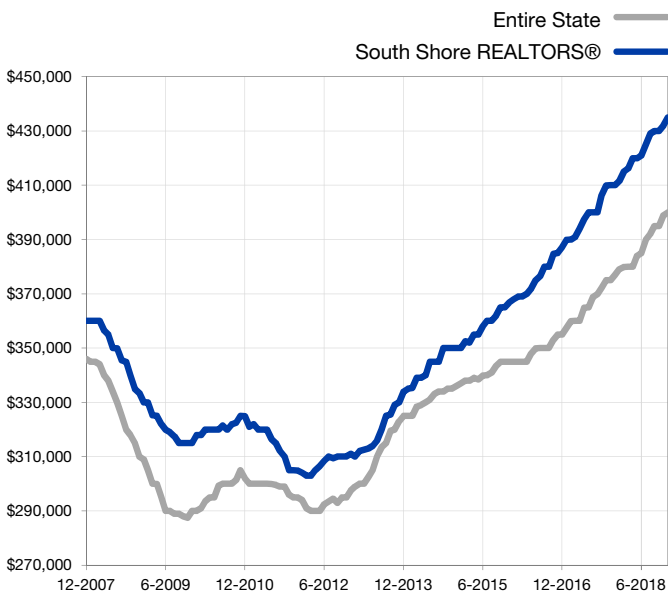
Condominium Properties

	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	105	99	- 5.7%	2,010	1,964	- 2.3%
Closed Sales	134	148	+ 10.4%	1,935	1,941	+ 0.3%
Median Sales Price*	\$299,800	\$342,000	+ 14.1%	\$310,000	\$335,000	+ 8.1%
Inventory of Homes for Sale	316	304	- 3.8%	--	--	--
Months Supply of Inventory	2.0	1.9	- 4.1%	--	--	--
Cumulative Days on Market Until Sale	51	58	+ 14.3%	61	53	- 12.4%
Percent of Original List Price Received*	98.4%	98.4%	- 0.1%	98.7%	99.4%	+ 0.7%
New Listings	90	83	- 7.8%	2,447	2,486	+ 1.6%

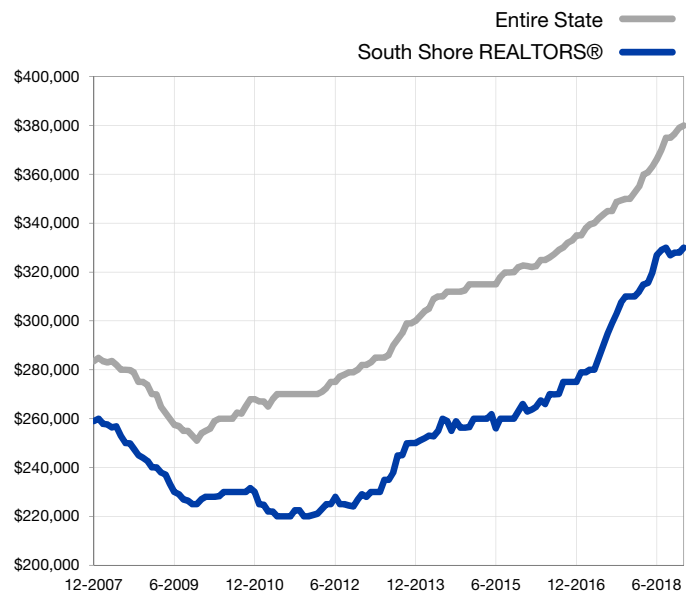
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.