

Local Market Update – January 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 12.6%

+ 5.3%

- 3.3%

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

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	343	364	+ 6.1%	343	364	+ 6.1%
Closed Sales	354	314	- 11.3%	354	314	- 11.3%
Median Sales Price*	\$417,500	\$425,000	+ 1.8%	\$417,500	\$425,000	+ 1.8%
Inventory of Homes for Sale	1,001	945	- 5.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 3.5%	--	--	--
Cumulative Days on Market Until Sale	68	74	+ 7.7%	68	74	+ 7.7%
Percent of Original List Price Received*	95.7%	95.8%	+ 0.0%	95.7%	95.8%	+ 0.0%
New Listings	376	477	+ 26.9%	376	477	+ 26.9%

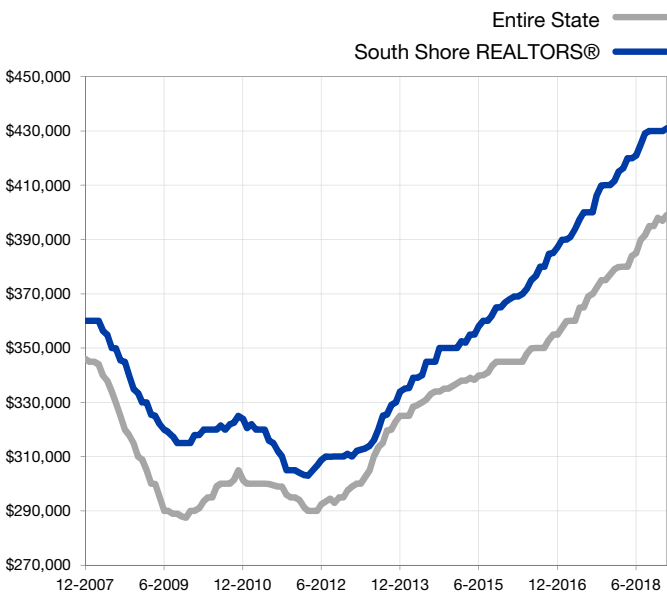
Condominium Properties

	January			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	131	129	- 1.5%	131	129	- 1.5%
Closed Sales	114	95	- 16.7%	114	95	- 16.7%
Median Sales Price*	\$306,875	\$330,000	+ 7.5%	\$306,875	\$330,000	+ 7.5%
Inventory of Homes for Sale	313	326	+ 4.2%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	65	69	+ 6.1%	65	69	+ 6.1%
Percent of Original List Price Received*	97.6%	97.0%	- 0.6%	97.6%	97.0%	- 0.6%
New Listings	153	179	+ 17.0%	153	179	+ 17.0%

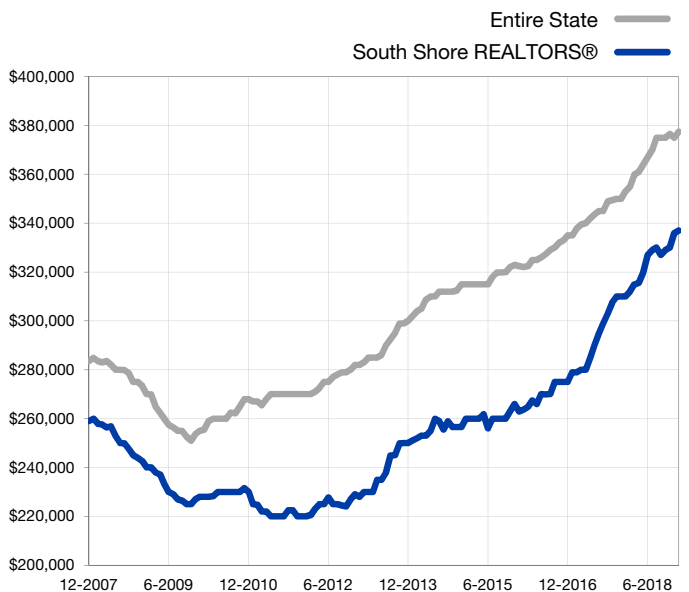
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.