

Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 1.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.9%

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

- 1.8%

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

Single-Family Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	414	403	- 2.7%	757	748	- 1.2%
Closed Sales	248	258	+ 4.0%	602	576	- 4.3%
Median Sales Price*	\$402,950	\$412,450	+ 2.4%	\$409,450	\$420,000	+ 2.6%
Inventory of Homes for Sale	979	941	- 3.9%	--	--	--
Months Supply of Inventory	1.9	1.9	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	79	86	+ 8.7%	73	79	+ 8.7%
Percent of Original List Price Received*	96.7%	94.6%	- 2.2%	96.1%	95.2%	- 0.9%
New Listings	485	474	- 2.3%	861	950	+ 10.3%

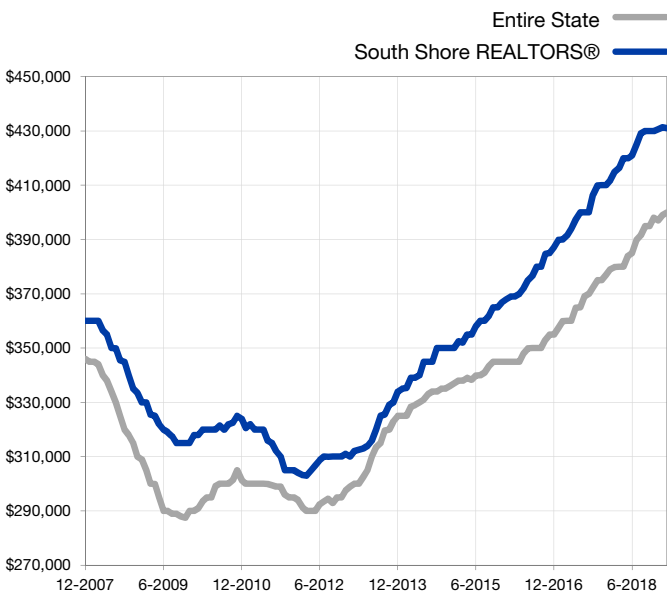
Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	155	147	- 5.2%	286	269	- 5.9%
Closed Sales	97	91	- 6.2%	211	192	- 9.0%
Median Sales Price*	\$286,000	\$299,900	+ 4.9%	\$296,500	\$310,000	+ 4.6%
Inventory of Homes for Sale	316	331	+ 4.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	58	72	+ 24.2%	61	69	+ 12.8%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	98.1%	96.9%	- 1.2%
New Listings	188	171	- 9.0%	341	349	+ 2.3%

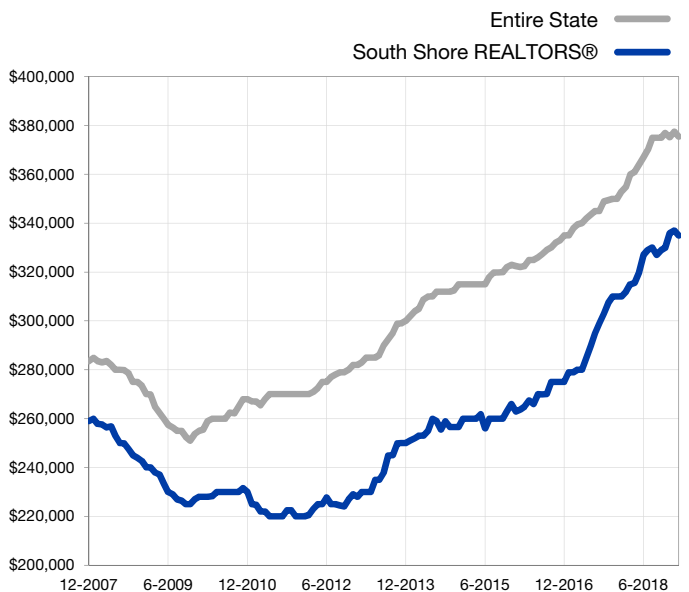
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.