

Local Market Update – March 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 2.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.1%

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

+ 9.6%

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

Single-Family Properties

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	493	560	+ 13.6%	1,250	1,269	+ 1.5%
Closed Sales	409	371	- 9.3%	1,011	952	- 5.8%
Median Sales Price*	\$417,000	\$420,000	+ 0.7%	\$414,500	\$420,000	+ 1.3%
Inventory of Homes for Sale	956	1,049	+ 9.7%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 12.2%	--	--	--
Cumulative Days on Market Until Sale	78	73	- 6.6%	75	77	+ 2.3%
Percent of Original List Price Received*	97.3%	97.0%	- 0.4%	96.6%	95.9%	- 0.7%
New Listings	571	715	+ 25.2%	1,432	1,668	+ 16.5%

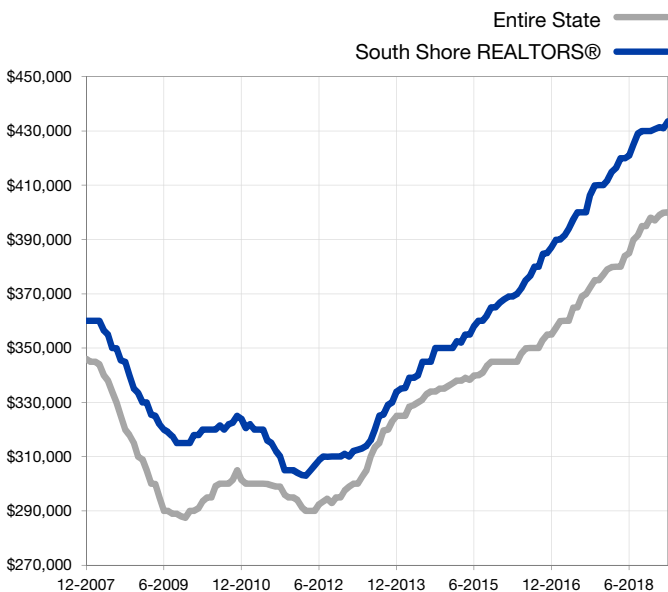
Condominium Properties

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	146	210	+ 43.8%	432	473	+ 9.5%
Closed Sales	121	174	+ 43.8%	332	369	+ 11.1%
Median Sales Price*	\$310,000	\$385,868	+ 24.5%	\$301,500	\$331,500	+ 10.0%
Inventory of Homes for Sale	327	357	+ 9.2%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 6.0%	--	--	--
Cumulative Days on Market Until Sale	50	56	+ 11.1%	57	63	+ 10.1%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	98.7%	97.7%	- 1.1%
New Listings	190	249	+ 31.1%	531	596	+ 12.2%

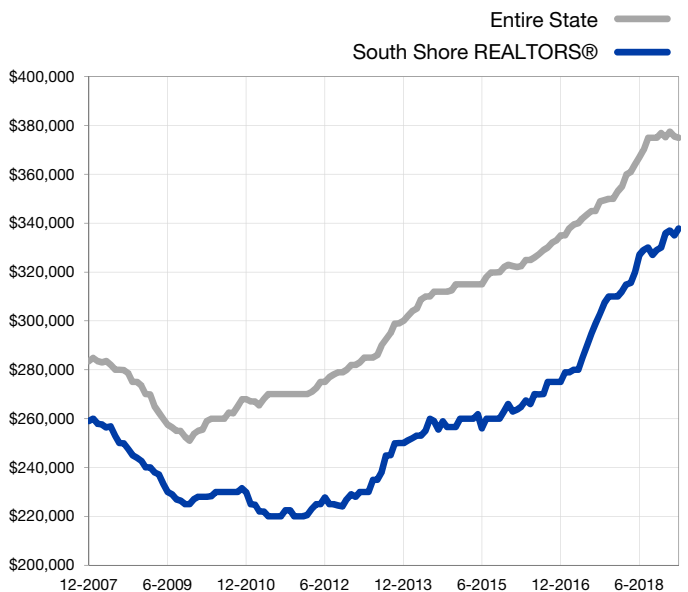
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.