

# Local Market Update – April 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 3.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 1.8%**

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

**+ 3.8%**

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

### Single-Family Properties

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	608	<b>680</b>	+ 11.8%	1,858	<b>1,915</b>	+ 3.1%
Closed Sales	411	<b>375</b>	- 8.8%	1,423	<b>1,332</b>	- 6.4%
Median Sales Price*	\$456,500	<b>\$440,000</b>	- 3.6%	\$424,950	<b>\$425,000</b>	+ 0.0%
Inventory of Homes for Sale	1,161	<b>1,178</b>	+ 1.5%	--	--	--
Months Supply of Inventory	2.3	<b>2.4</b>	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	64	<b>67</b>	+ 4.7%	72	<b>74</b>	+ 2.7%
Percent of Original List Price Received*	99.3%	<b>97.1%</b>	- 2.2%	97.4%	<b>96.2%</b>	- 1.2%
New Listings	900	<b>887</b>	- 1.4%	2,332	<b>2,549</b>	+ 9.3%

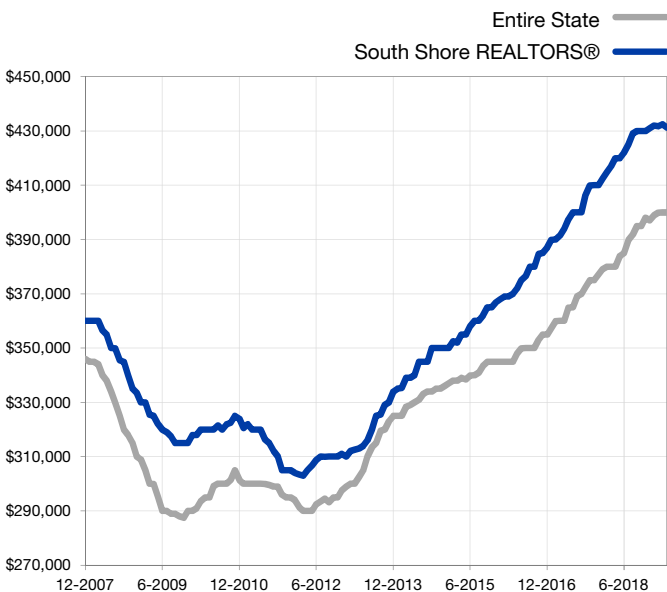
### Condominium Properties

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	190	<b>218</b>	+ 14.7%	622	<b>680</b>	+ 9.3%
Closed Sales	127	<b>147</b>	+ 15.7%	459	<b>518</b>	+ 12.9%
Median Sales Price*	\$315,000	<b>\$330,000</b>	+ 4.8%	\$307,500	<b>\$330,000</b>	+ 7.3%
Inventory of Homes for Sale	370	<b>411</b>	+ 11.1%	--	--	--
Months Supply of Inventory	2.3	<b>2.4</b>	+ 7.9%	--	--	--
Cumulative Days on Market Until Sale	66	<b>56</b>	- 15.6%	60	<b>61</b>	+ 1.9%
Percent of Original List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	99.1%	<b>97.9%</b>	- 1.2%
New Listings	260	<b>284</b>	+ 9.2%	791	<b>886</b>	+ 12.0%

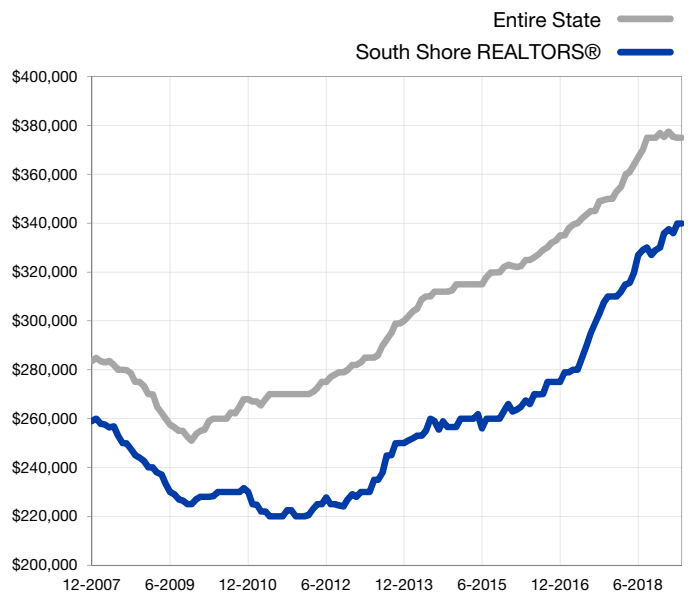
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.