

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 0.5%

+ 6.9%

- 6.0%

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

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	622	636	+ 2.3%	3,810	3,832	+ 0.6%
Closed Sales	666	648	- 2.7%	3,327	3,238	- 2.7%
Median Sales Price*	\$440,000	\$465,000	+ 5.7%	\$439,000	\$449,900	+ 2.5%
Inventory of Homes for Sale	1,549	1,396	- 9.9%	--	--	--
Months Supply of Inventory	3.0	2.8	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	44	47	+ 6.5%	58	60	+ 4.2%
Percent of Original List Price Received*	98.6%	97.5%	- 1.0%	97.8%	97.2%	- 0.6%
New Listings	732	680	- 7.1%	5,093	5,173	+ 1.6%

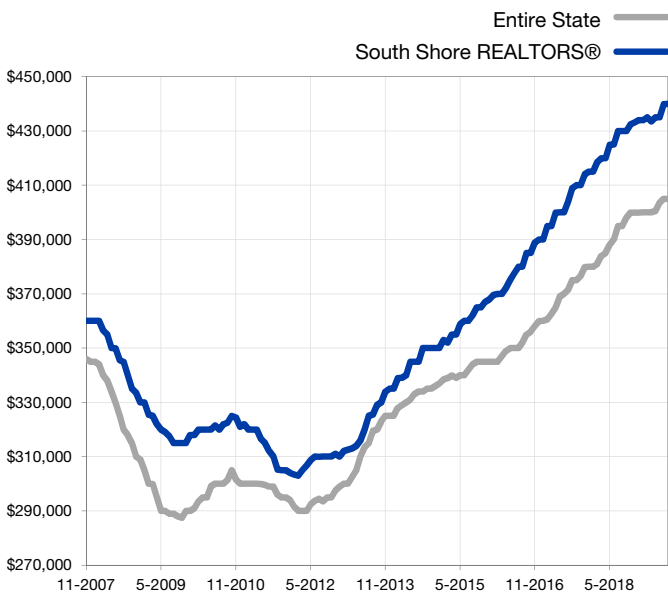
Condominium Properties

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	185	193	+ 4.3%	1,252	1,246	- 0.5%
Closed Sales	188	202	+ 7.4%	1,070	1,106	+ 3.4%
Median Sales Price*	\$330,000	\$340,500	+ 3.2%	\$335,000	\$340,000	+ 1.5%
Inventory of Homes for Sale	370	407	+ 10.0%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 5.2%	--	--	--
Cumulative Days on Market Until Sale	47	52	+ 10.6%	54	60	+ 10.5%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	99.6%	98.5%	- 1.2%
New Listings	206	221	+ 7.3%	1,527	1,584	+ 3.7%

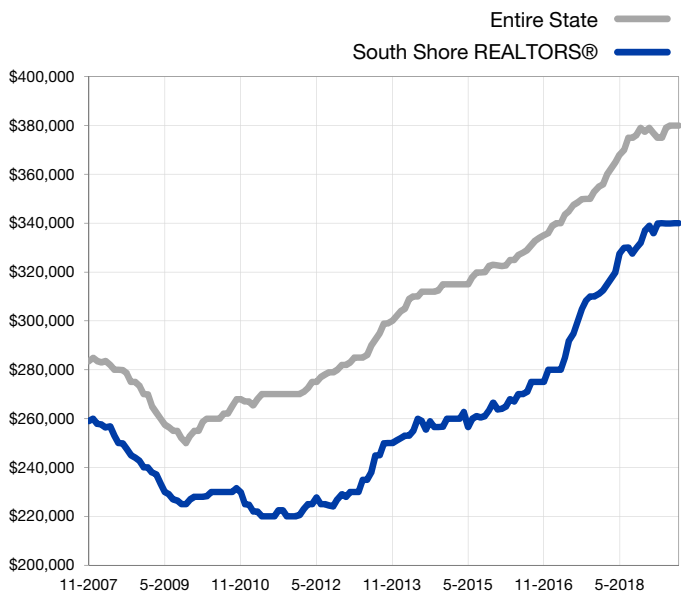
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.