

# Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 2.8%**

**+ 9.0%**

**- 53.5%**

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		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	594	770	+ 29.6%	3,752	3,775	+ 0.6%
Closed Sales	662	665	+ 0.5%	3,257	2,946	- 9.5%
Median Sales Price*	\$467,000	<b>\$514,900</b>	+ 10.3%	\$450,000	<b>\$480,000</b>	+ 6.7%
Inventory of Homes for Sale	1,589	<b>681</b>	- 57.1%	--	--	--
Months Supply of Inventory	3.2	<b>1.4</b>	- 55.1%	--	--	--
Cumulative Days on Market Until Sale	48	<b>50</b>	+ 4.2%	60	<b>60</b>	+ 0.1%
Percent of Original List Price Received*	97.7%	<b>98.6%</b>	+ 0.9%	97.3%	<b>97.6%</b>	+ 0.4%
New Listings	672	<b>782</b>	+ 16.4%	5,155	<b>4,342</b>	- 15.8%

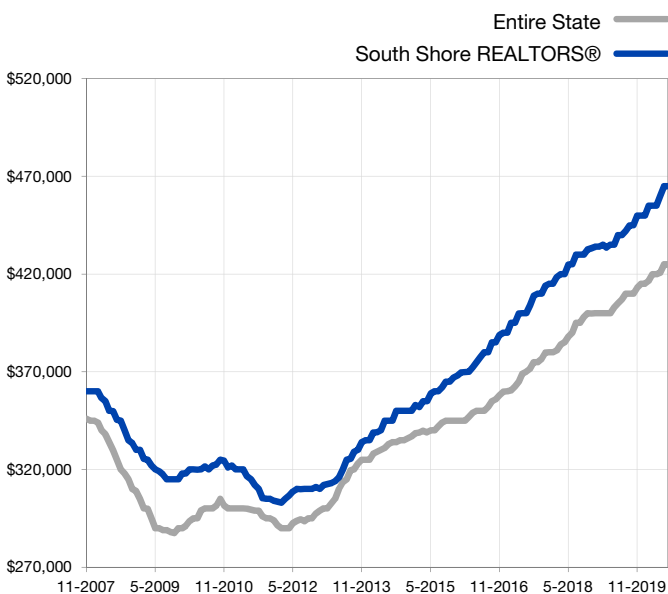
### Condominium Properties

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	187	237	+ 26.7%	1,225	1,116	- 8.9%
Closed Sales	210	183	- 12.9%	1,122	932	- 16.9%
Median Sales Price*	\$344,500	<b>\$375,000</b>	+ 8.9%	\$340,001	<b>\$369,900</b>	+ 8.8%
Inventory of Homes for Sale	489	<b>286</b>	- 41.5%	--	--	--
Months Supply of Inventory	2.9	<b>1.9</b>	- 33.8%	--	--	--
Cumulative Days on Market Until Sale	53	<b>63</b>	+ 20.1%	60	<b>64</b>	+ 6.1%
Percent of Original List Price Received*	99.4%	<b>99.2%</b>	- 0.3%	98.5%	<b>98.3%</b>	- 0.1%
New Listings	228	<b>246</b>	+ 7.9%	1,598	<b>1,385</b>	- 13.3%

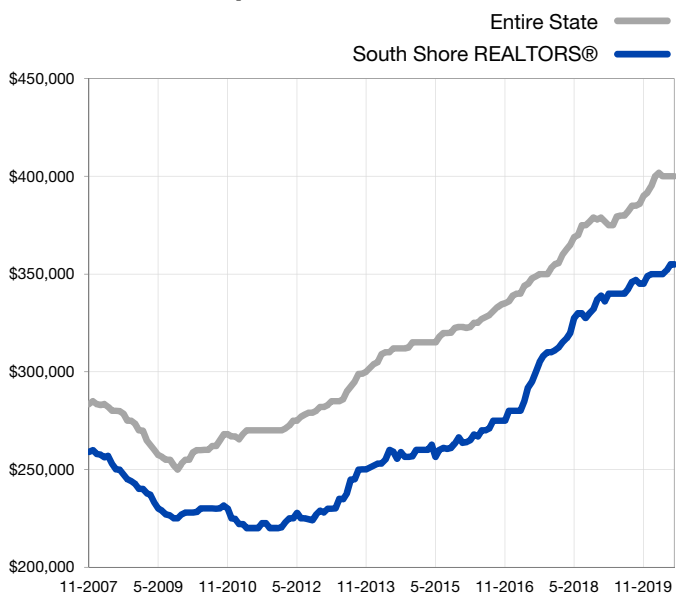
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.