

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 3.3%

+ 11.5%

- 56.4%

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

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	532	697	+ 31.0%	4,282	4,433	+ 3.5%
Closed Sales	706	705	- 0.1%	3,963	3,668	- 7.4%
Median Sales Price*	\$465,000	\$519,000	+ 11.6%	\$450,000	\$485,000	+ 7.8%
Inventory of Homes for Sale	1,552	619	- 60.1%	--	--	--
Months Supply of Inventory	3.2	1.3	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	54	41	- 23.6%	59	57	- 4.5%
Percent of Original List Price Received*	97.3%	99.9%	+ 2.6%	97.3%	98.1%	+ 0.8%
New Listings	665	668	+ 0.5%	5,820	5,012	- 13.9%

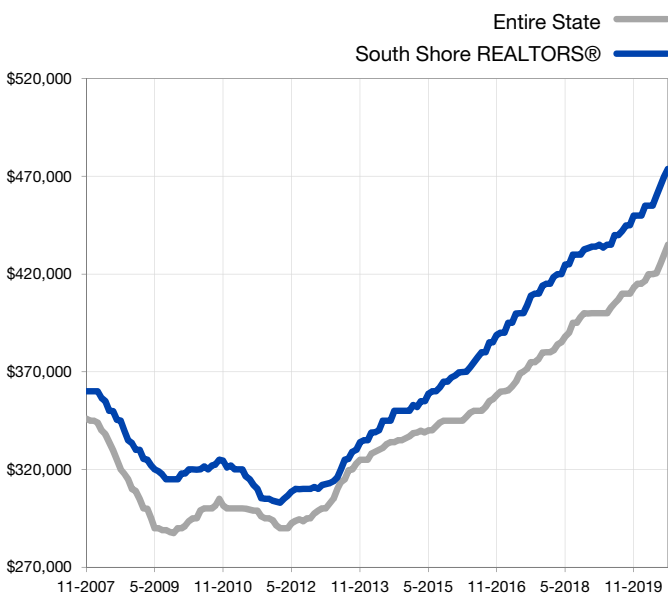
Condominium Properties

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	153	240	+ 56.9%	1,377	1,342	- 2.5%
Closed Sales	207	178	- 14.0%	1,329	1,114	- 16.2%
Median Sales Price*	\$354,000	\$380,000	+ 7.3%	\$345,000	\$370,000	+ 7.2%
Inventory of Homes for Sale	483	268	- 44.5%	--	--	--
Months Supply of Inventory	2.9	1.8	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	55	49	- 10.7%	59	62	+ 3.7%
Percent of Original List Price Received*	98.2%	98.9%	+ 0.7%	98.4%	98.5%	+ 0.0%
New Listings	238	252	+ 5.9%	1,836	1,635	- 10.9%

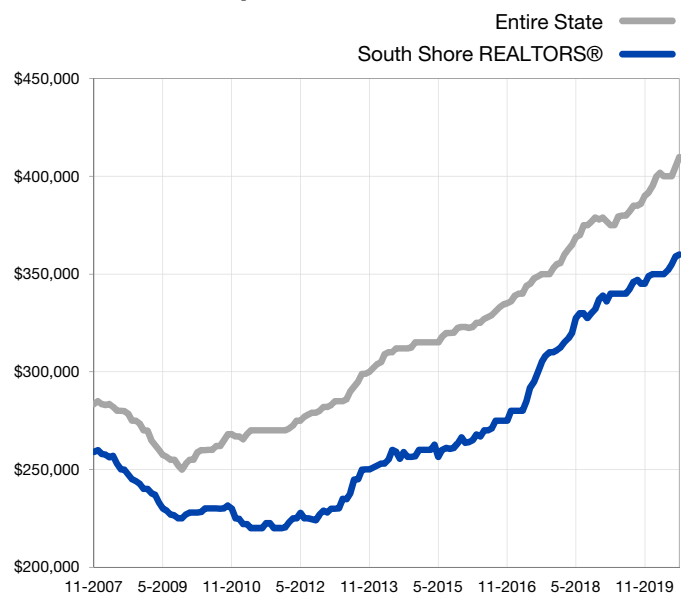
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.