

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 34.4%

+ 14.2%

- 58.9%

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

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	526	697	+ 32.5%	4,808	5,064	+ 5.3%
Closed Sales	490	659	+ 34.5%	4,453	4,338	- 2.6%
Median Sales Price*	\$444,000	\$525,000	+ 18.2%	\$450,000	\$487,750	+ 8.4%
Inventory of Homes for Sale	1,606	590	- 63.3%	--	--	--
Months Supply of Inventory	3.3	1.2	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	54	40	- 24.7%	59	54	- 7.6%
Percent of Original List Price Received*	96.8%	100.3%	+ 3.6%	97.2%	98.4%	+ 1.2%
New Listings	760	702	- 7.6%	6,580	5,699	- 13.4%

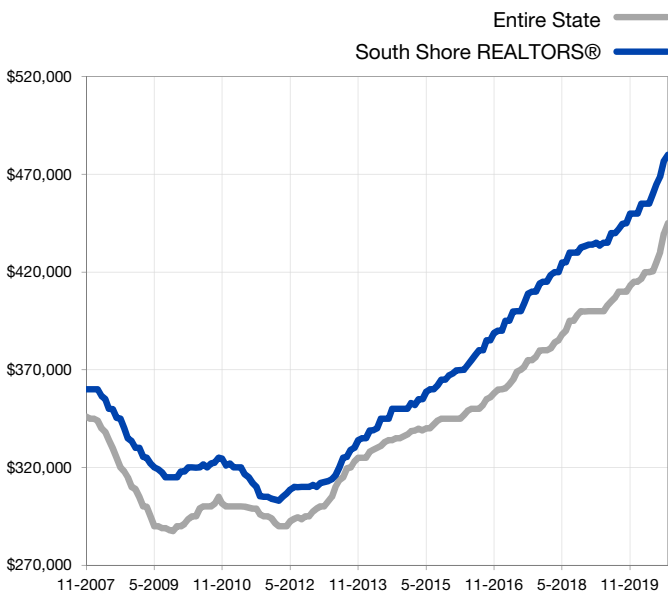
Condominium Properties

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	175	213	+ 21.7%	1,552	1,543	- 0.6%
Closed Sales	149	200	+ 34.2%	1,478	1,327	- 10.2%
Median Sales Price*	\$349,900	\$371,500	+ 6.2%	\$345,000	\$370,000	+ 7.2%
Inventory of Homes for Sale	496	273	- 45.0%	--	--	--
Months Supply of Inventory	3.0	1.8	- 39.2%	--	--	--
Cumulative Days on Market Until Sale	50	47	- 5.9%	58	59	+ 1.4%
Percent of Original List Price Received*	98.3%	100.2%	+ 1.9%	98.4%	98.8%	+ 0.4%
New Listings	247	229	- 7.3%	2,083	1,875	- 10.0%

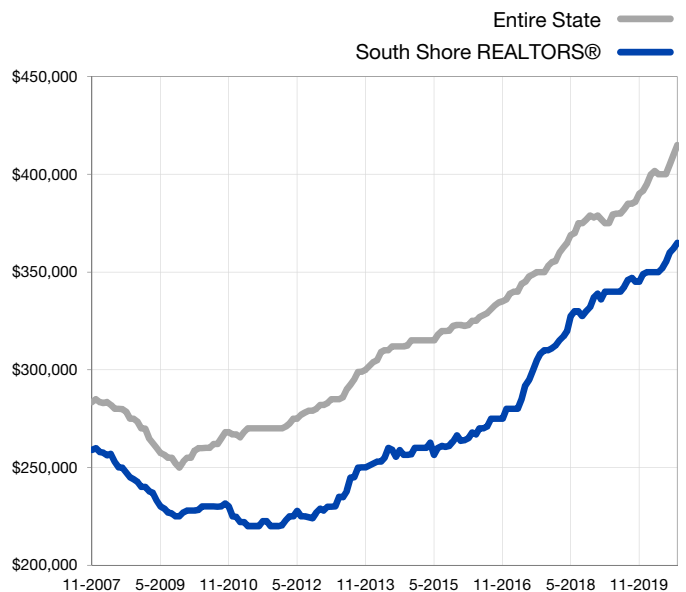
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.