

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**+ 11.0%**

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

**+ 18.3%**

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

**- 58.7%**

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

### Single-Family Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	442	<b>506</b>	+ 14.5%	5,759	<b>6,122</b>	+ 6.3%
Closed Sales	500	<b>552</b>	+ 10.4%	5,496	<b>5,546</b>	+ 0.9%
Median Sales Price*	\$435,000	<b>\$507,000</b>	+ 16.6%	\$449,250	<b>\$495,000</b>	+ 10.2%
Inventory of Homes for Sale	1,323	<b>479</b>	- 63.8%	--	--	--
Months Supply of Inventory	2.7	<b>1.0</b>	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	65	<b>35</b>	- 45.8%	59	<b>51</b>	- 14.2%
Percent of Original List Price Received*	96.0%	<b>100.6%</b>	+ 4.8%	97.1%	<b>98.9%</b>	+ 1.9%
New Listings	420	<b>458</b>	+ 9.0%	7,680	<b>6,821</b>	- 11.2%

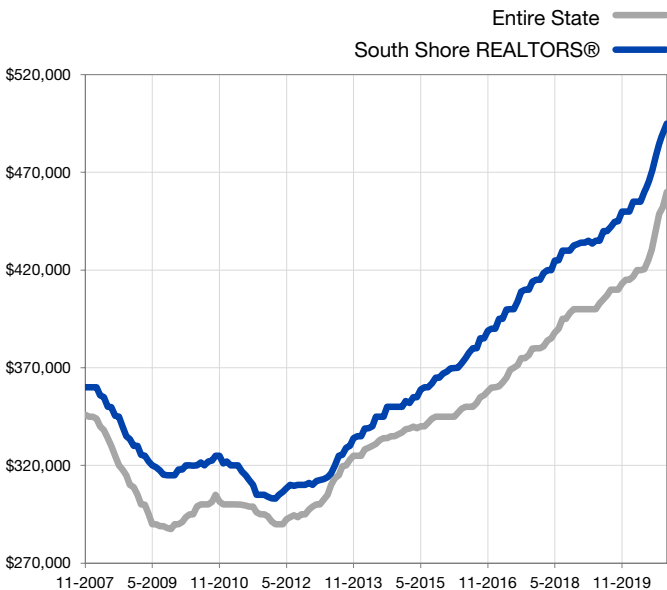
### Condominium Properties

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	138	<b>151</b>	+ 9.4%	1,861	<b>1,883</b>	+ 1.2%
Closed Sales	146	<b>165</b>	+ 13.0%	1,796	<b>1,735</b>	- 3.4%
Median Sales Price*	\$339,000	<b>\$385,000</b>	+ 13.6%	\$344,000	<b>\$373,000</b>	+ 8.4%
Inventory of Homes for Sale	428	<b>244</b>	- 43.0%	--	--	--
Months Supply of Inventory	2.6	<b>1.5</b>	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	58	<b>58</b>	+ 0.5%	59	<b>57</b>	- 2.0%
Percent of Original List Price Received*	97.6%	<b>100.0%</b>	+ 2.5%	98.2%	<b>99.1%</b>	+ 0.8%
New Listings	137	<b>146</b>	+ 6.6%	2,438	<b>2,286</b>	- 6.2%

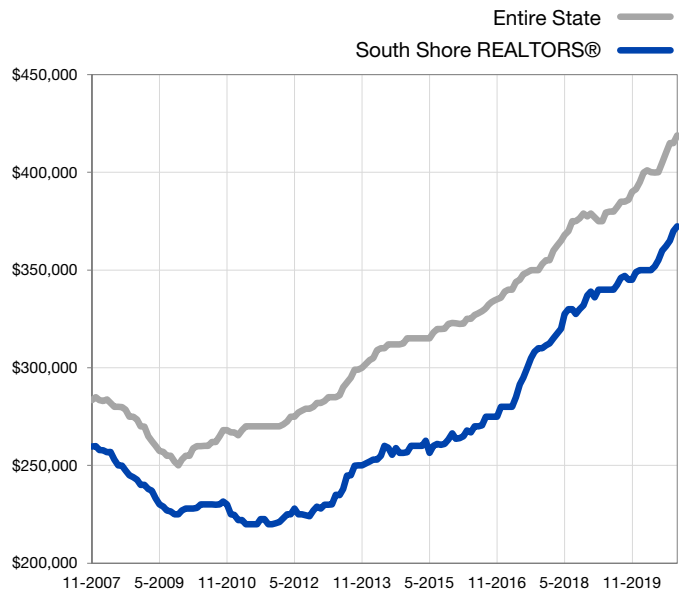
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.