

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 1.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 14.0%

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

- 65.3%

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

Single-Family Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	477	599	+ 25.6%	1,212	1,302	+ 7.4%
Closed Sales	390	364	- 6.7%	1,007	993	- 1.4%
Median Sales Price*	\$461,500	\$538,245	+ 16.6%	\$459,950	\$520,000	+ 13.1%
Inventory of Homes for Sale	1,008	281	- 72.1%	--	--	--
Months Supply of Inventory	2.0	0.5	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	70	34	- 51.0%	74	39	- 46.8%
Percent of Original List Price Received*	97.6%	102.4%	+ 4.9%	96.5%	100.9%	+ 4.5%
New Listings	614	616	+ 0.3%	1,592	1,341	- 15.8%

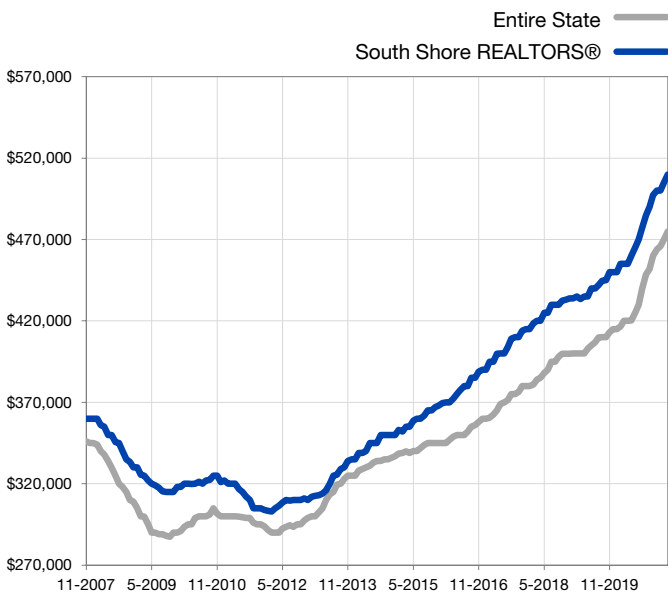
Condominium Properties

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	138	237	+ 71.7%	435	515	+ 18.4%
Closed Sales	133	167	+ 25.6%	369	383	+ 3.8%
Median Sales Price*	\$365,000	\$383,000	+ 4.9%	\$365,000	\$373,000	+ 2.2%
Inventory of Homes for Sale	349	190	- 45.6%	--	--	--
Months Supply of Inventory	2.1	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	55	51	- 7.4%	65	50	- 23.5%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	97.7%	98.9%	+ 1.2%
New Listings	182	267	+ 46.7%	566	606	+ 7.1%

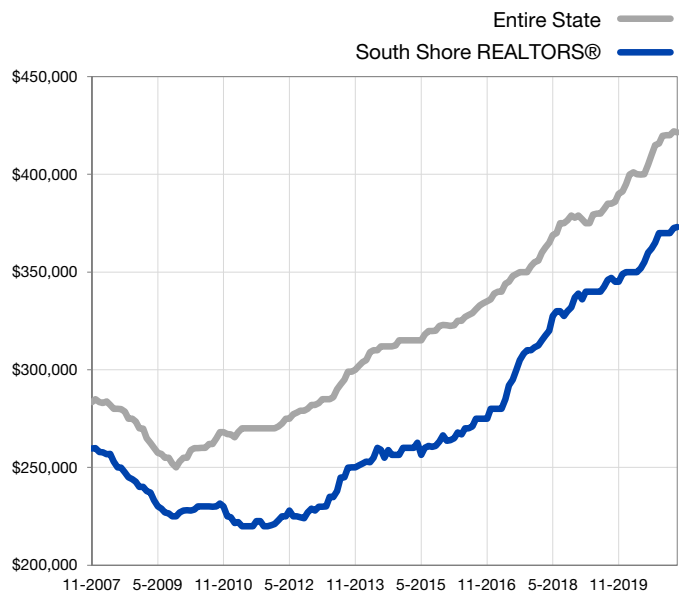
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.