

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 24.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 19.6%

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

- 50.5%

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

Single-Family Properties

| | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 787 | 655 | - 16.8% | 2,960 | 3,088 | + 4.3% |
| Closed Sales | 512 | 645 | + 26.0% | 2,283 | 2,525 | + 10.6% |
| Median Sales Price* | \$490,000 | \$600,000 | + 22.4% | \$470,000 | \$559,950 | + 19.1% |
| Inventory of Homes for Sale | 906 | 422 | - 53.4% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 0.8 | - 58.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 49 | 24 | - 51.4% | 63 | 33 | - 48.4% |
| Percent of Original List Price Received* | 98.1% | 105.3% | + 7.4% | 97.3% | 103.1% | + 5.9% |
| New Listings | 786 | 757 | - 3.7% | 3,542 | 3,432 | - 3.1% |

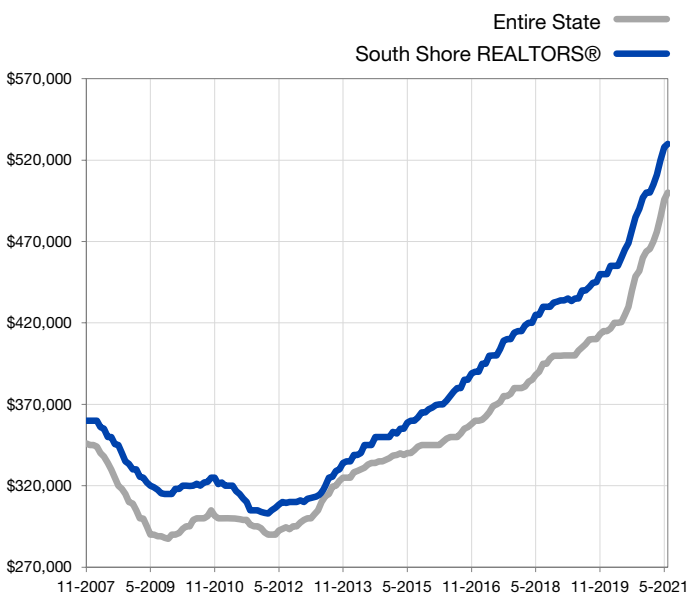
Condominium Properties

| | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
| Pending Sales | 216 | 215 | - 0.5% | 874 | 1,098 | + 25.6% |
| Closed Sales | 168 | 204 | + 21.4% | 750 | 932 | + 24.3% |
| Median Sales Price* | \$378,650 | \$430,000 | + 13.6% | \$368,678 | \$399,450 | + 8.3% |
| Inventory of Homes for Sale | 369 | 209 | - 43.4% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.2 | - 52.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 68 | 39 | - 43.1% | 64 | 46 | - 28.9% |
| Percent of Original List Price Received* | 97.9% | 101.9% | + 4.1% | 98.1% | 100.2% | + 2.1% |
| New Listings | 224 | 249 | + 11.2% | 1,151 | 1,298 | + 12.8% |

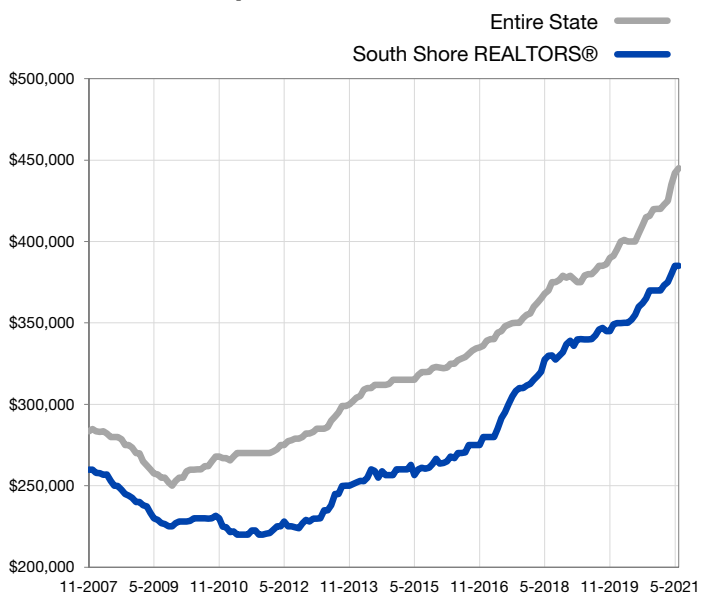
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.