

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.3%

+ 10.7%

- 40.8%

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

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	717	484	- 32.5%	3,677	3,536	- 3.8%
Closed Sales	682	565	- 17.2%	2,965	3,100	+ 4.6%
Median Sales Price*	\$512,450	\$580,000	+ 13.2%	\$480,000	\$560,000	+ 16.7%
Inventory of Homes for Sale	875	527	- 39.8%	--	--	--
Months Supply of Inventory	1.8	1.0	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	50	26	- 48.2%	60	31	- 48.0%
Percent of Original List Price Received*	98.7%	104.9%	+ 6.3%	97.7%	103.4%	+ 5.9%
New Listings	776	620	- 20.1%	4,319	4,051	- 6.2%

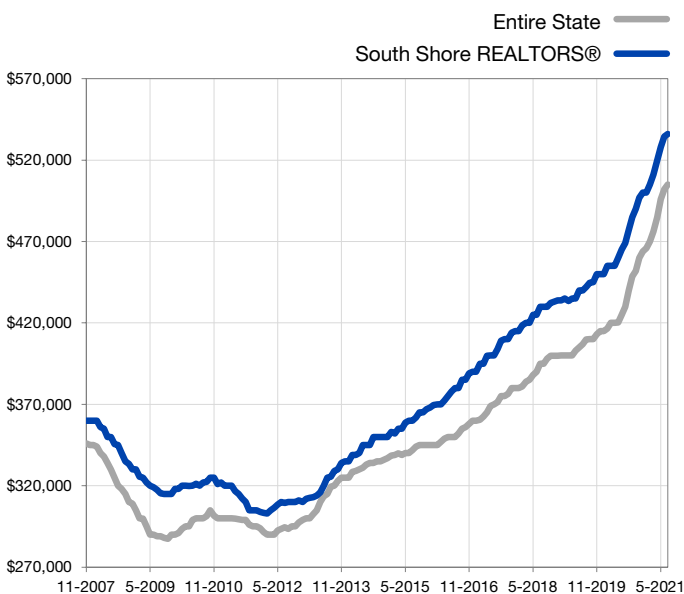
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	221	194	- 12.2%	1,095	1,281	+ 17.0%
Closed Sales	190	191	+ 0.5%	940	1,126	+ 19.8%
Median Sales Price*	\$382,500	\$385,000	+ 0.7%	\$369,950	\$396,000	+ 7.0%
Inventory of Homes for Sale	358	203	- 43.3%	--	--	--
Months Supply of Inventory	2.4	1.1	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	63	31	- 51.1%	64	43	- 32.6%
Percent of Original List Price Received*	99.5%	101.7%	+ 2.2%	98.4%	100.5%	+ 2.1%
New Listings	250	208	- 16.8%	1,402	1,507	+ 7.5%

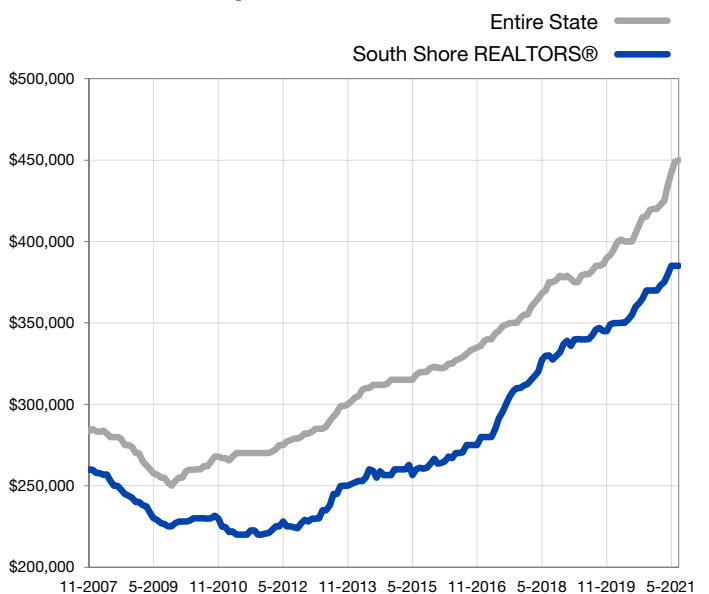
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.