

# Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 13.6%**

**+ 12.5%**

**- 44.0%**

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

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	648	578	- 10.8%	4,322	4,077	- 5.7%
Closed Sales	713	579	- 18.8%	3,678	3,687	+ 0.2%
Median Sales Price*	\$514,511	\$590,000	+ 14.7%	\$484,665	\$567,950	+ 17.2%
Inventory of Homes for Sale	810	467	- 42.3%	--	--	--
Months Supply of Inventory	1.7	0.9	- 46.9%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 37.2%	57	30	- 46.1%
Percent of Original List Price Received*	99.9%	103.5%	+ 3.6%	98.1%	103.4%	+ 5.5%
New Listings	663	555	- 16.3%	4,983	4,601	- 7.7%

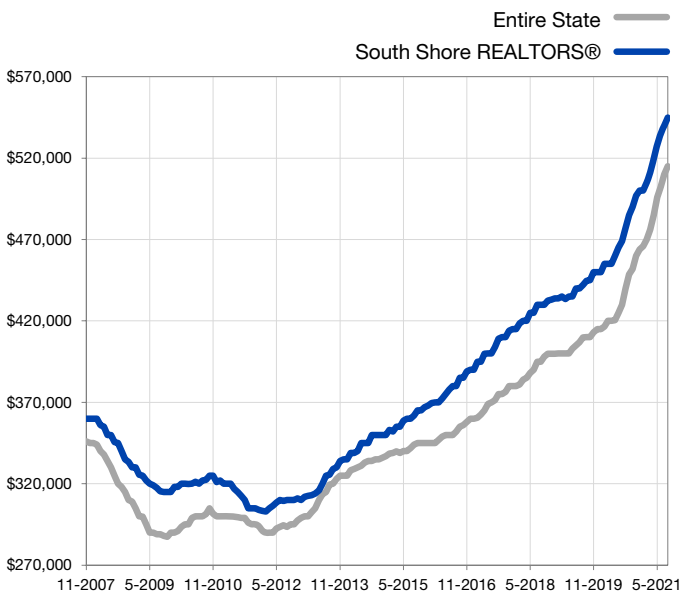
### Condominium Properties

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	228	217	- 4.8%	1,323	1,495	+ 13.0%
Closed Sales	190	201	+ 5.8%	1,130	1,337	+ 18.3%
Median Sales Price*	\$387,450	\$401,000	+ 3.5%	\$370,000	\$399,000	+ 7.8%
Inventory of Homes for Sale	337	175	- 48.1%	--	--	--
Months Supply of Inventory	2.3	1.0	- 57.4%	--	--	--
Cumulative Days on Market Until Sale	50	31	- 38.4%	61	41	- 33.1%
Percent of Original List Price Received*	99.6%	101.8%	+ 2.2%	98.6%	100.7%	+ 2.1%
New Listings	256	221	- 13.7%	1,655	1,731	+ 4.6%

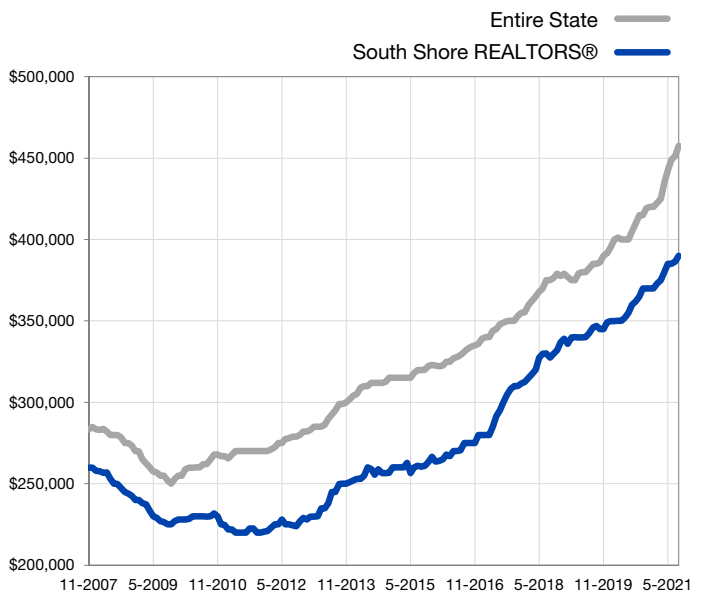
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.