

Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 8.6%

+ 13.4%

- 53.2%

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

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	475	425	- 10.5%	6,049	5,489	- 9.3%
Closed Sales	566	517	- 8.7%	5,557	5,250	- 5.5%
Median Sales Price*	\$507,000	\$590,000	+ 16.4%	\$495,000	\$570,000	+ 15.2%
Inventory of Homes for Sale	626	315	- 49.7%	--	--	--
Months Supply of Inventory	1.2	0.6	- 48.2%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.2%	51	31	- 39.4%
Percent of Original List Price Received*	100.6%	101.2%	+ 0.6%	98.9%	102.9%	+ 4.1%
New Listings	448	377	- 15.8%	6,810	6,119	- 10.1%

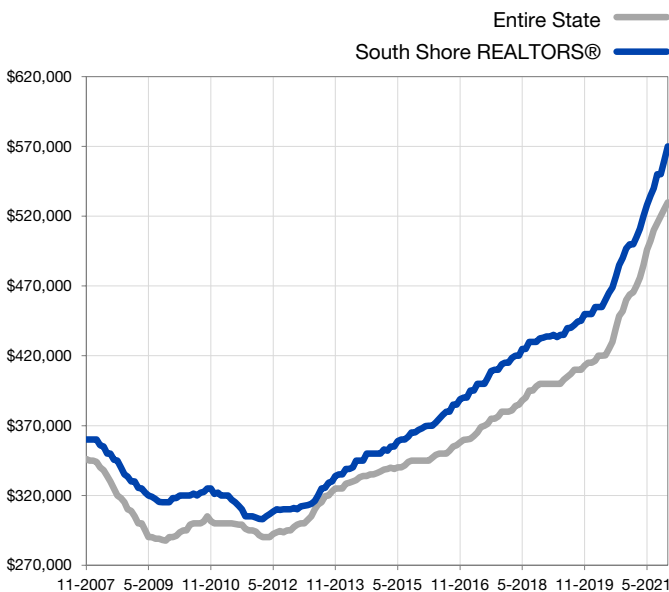
Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	143	155	+ 8.4%	1,864	1,984	+ 6.4%
Closed Sales	169	155	- 8.3%	1,745	1,894	+ 8.5%
Median Sales Price*	\$385,000	\$420,000	+ 9.1%	\$372,500	\$400,000	+ 7.4%
Inventory of Homes for Sale	315	125	- 60.3%	--	--	--
Months Supply of Inventory	2.0	0.7	- 63.7%	--	--	--
Cumulative Days on Market Until Sale	58	38	- 35.1%	57	41	- 29.1%
Percent of Original List Price Received*	100.1%	101.0%	+ 0.9%	99.1%	100.9%	+ 1.8%
New Listings	147	142	- 3.4%	2,283	2,259	- 1.1%

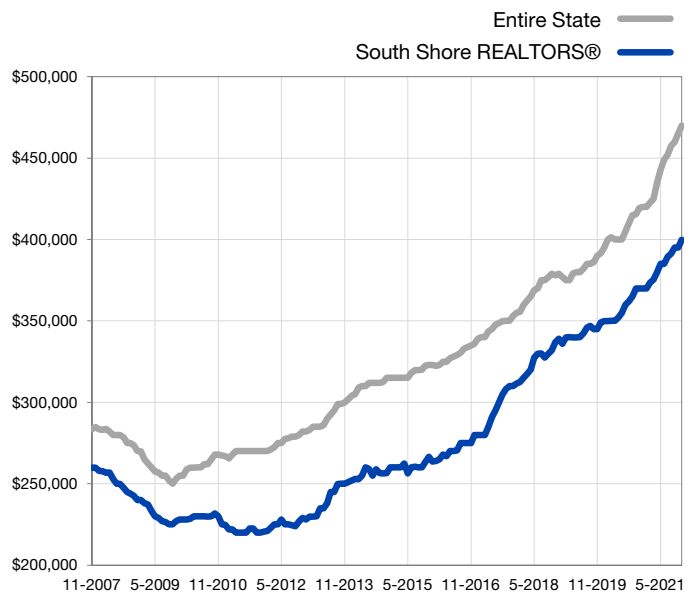
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.