

# Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Resources. Relationships. Results.

## South Shore REALTORS®

**- 27.8%**

**+ 10.6%**

**- 48.0%**

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

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	572	458	- 19.9%	1,262	1,002	- 20.6%
Closed Sales	374	287	- 23.3%	1,020	833	- 18.3%
Median Sales Price*	\$538,245	<b>\$583,000</b>	+ 8.3%	\$520,000	<b>\$575,000</b>	+ 10.6%
Inventory of Homes for Sale	404	254	- 37.1%	--	--	--
Months Supply of Inventory	0.8	0.5	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 14.6%	40	32	- 18.4%
Percent of Original List Price Received*	102.4%	103.2%	+ 0.8%	100.9%	102.1%	+ 1.2%
New Listings	632	544	- 13.9%	1,370	1,117	- 18.5%

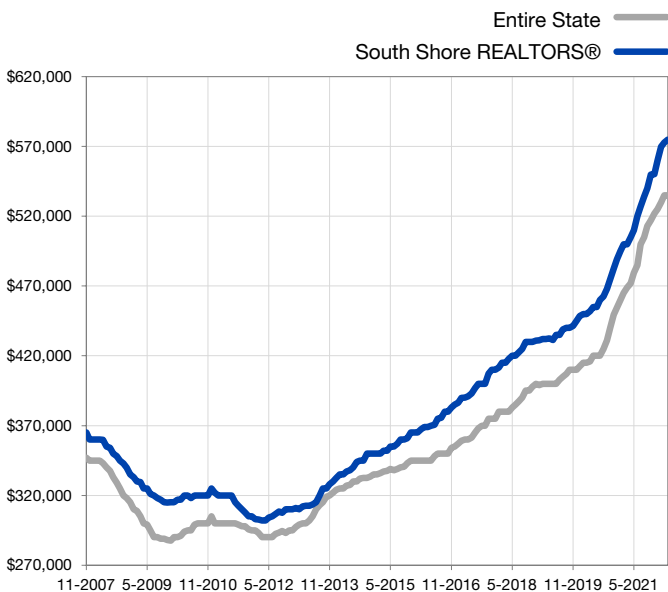
### Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	230	156	- 32.2%	501	371	- 25.9%
Closed Sales	172	107	- 37.8%	392	311	- 20.7%
Median Sales Price*	\$389,500	<b>\$415,000</b>	+ 6.5%	\$375,450	<b>\$410,000</b>	+ 9.2%
Inventory of Homes for Sale	257	90	- 65.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	52	36	- 30.9%	51	39	- 22.6%
Percent of Original List Price Received*	99.9%	102.6%	+ 2.7%	99.0%	101.3%	+ 2.3%
New Listings	275	171	- 37.8%	616	396	- 35.7%

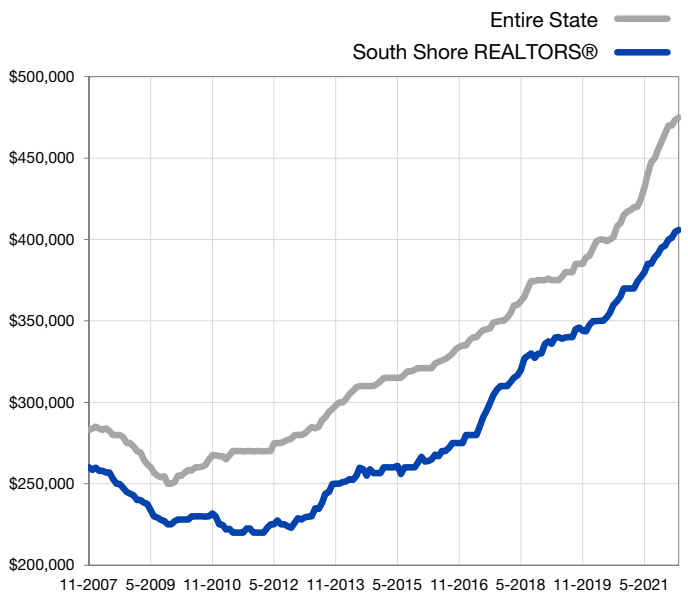
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.