

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 8.6%

+ 12.7%

- 36.0%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	563	546	- 3.0%	2,281	1,879	- 17.6%
Closed Sales	449	404	- 10.0%	1,798	1,476	- 17.9%
Median Sales Price*	\$583,000	\$665,000	+ 14.1%	\$550,000	\$625,000	+ 13.6%
Inventory of Homes for Sale	460	376	- 18.3%	--	--	--
Months Supply of Inventory	0.9	0.9	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 16.0%	35	30	- 16.2%
Percent of Original List Price Received*	104.2%	106.0%	+ 1.7%	102.4%	103.9%	+ 1.5%
New Listings	631	643	+ 1.9%	2,549	2,202	- 13.6%

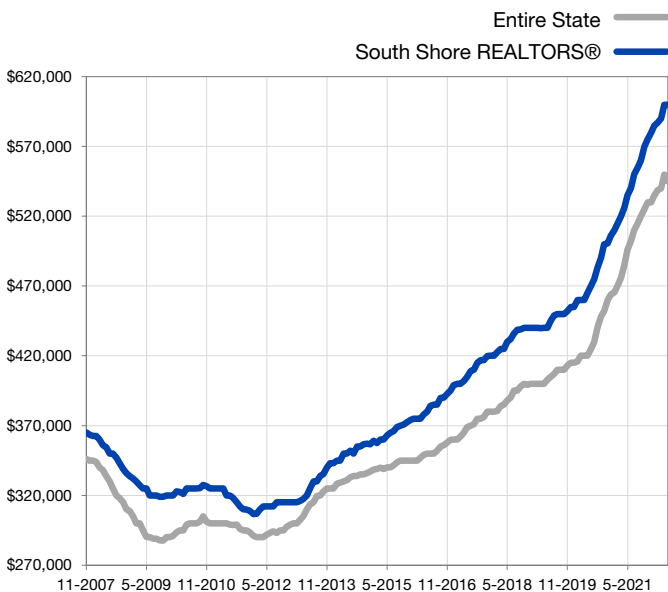
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	179	154	- 14.0%	870	649	- 25.4%
Closed Sales	154	144	- 6.5%	724	584	- 19.3%
Median Sales Price*	\$392,000	\$435,000	+ 11.0%	\$390,000	\$425,000	+ 9.0%
Inventory of Homes for Sale	248	81	- 67.3%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.4%	--	--	--
Cumulative Days on Market Until Sale	46	24	- 47.2%	48	35	- 27.3%
Percent of Original List Price Received*	100.9%	104.2%	+ 3.3%	99.8%	102.4%	+ 2.6%
New Listings	197	160	- 18.8%	1,047	694	- 33.7%

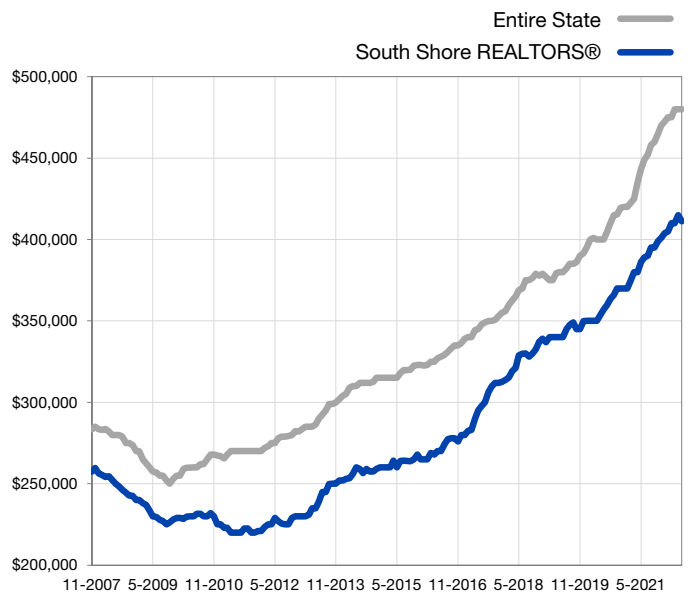
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.