

# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 7.8%**

**+ 12.7%**

**- 30.1%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	584	<b>537</b>	- 8.0%	2,864	<b>2,388</b>	- 16.6%
Closed Sales	628	<b>525</b>	- 16.4%	2,426	<b>2,005</b>	- 17.4%
Median Sales Price*	\$605,000	<b>\$660,000</b>	+ 9.1%	\$565,000	<b>\$630,000</b>	+ 11.5%
Inventory of Homes for Sale	552	<b>483</b>	- 12.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	24	<b>20</b>	- 17.2%	33	<b>27</b>	- 16.5%
Percent of Original List Price Received*	105.3%	<b>105.6%</b>	+ 0.3%	103.2%	<b>104.3%</b>	+ 1.1%
New Listings	732	<b>702</b>	- 4.1%	3,281	<b>2,900</b>	- 11.6%

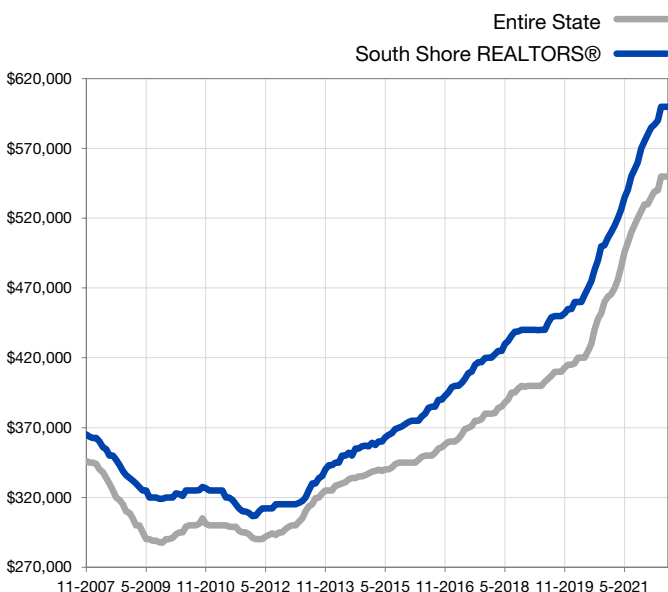
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	201	<b>126</b>	- 37.3%	1,070	<b>770</b>	- 28.0%
Closed Sales	204	<b>136</b>	- 33.3%	928	<b>723</b>	- 22.1%
Median Sales Price*	\$434,000	<b>\$430,000</b>	- 0.9%	\$400,000	<b>\$425,000</b>	+ 6.3%
Inventory of Homes for Sale	258	<b>98</b>	- 62.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 56.4%	--	--	--
Cumulative Days on Market Until Sale	38	<b>26</b>	- 32.6%	46	<b>33</b>	- 27.0%
Percent of Original List Price Received*	101.9%	<b>103.7%</b>	+ 1.8%	100.3%	<b>102.6%</b>	+ 2.3%
New Listings	249	<b>154</b>	- 38.2%	1,296	<b>850</b>	- 34.4%

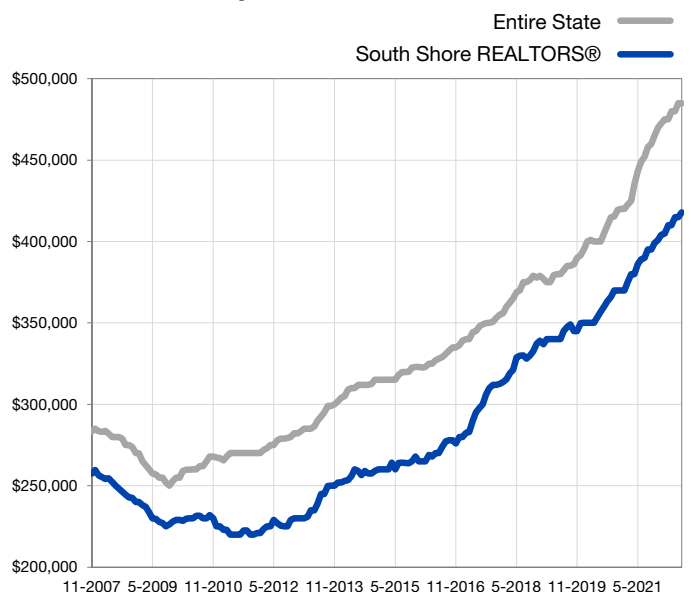
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.