

- 23.4%

+ 11.9%

- 31.8%

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

South Shore REALTORS®

Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	552	573	+ 3.8%	3,961	3,421	- 13.6%
Closed Sales	599	497	- 17.0%	3,749	3,170	- 15.4%
Median Sales Price*	\$590,000	\$635,000	+ 7.6%	\$565,000	\$625,000	+ 10.6%
Inventory of Homes for Sale	778	570	- 26.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 12.7%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.6%	31	26	- 13.8%
Percent of Original List Price Received*	103.4%	100.8%	- 2.5%	103.4%	103.6%	+ 0.2%
New Listings	568	496	- 12.7%	4,685	4,183	- 10.7%

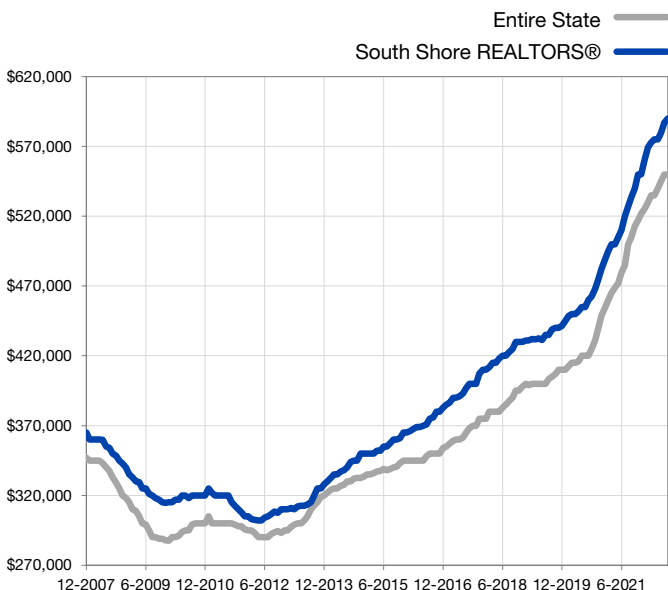
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	214	158	- 26.2%	1,472	1,035	- 29.7%
Closed Sales	212	144	- 32.1%	944	771	- 18.3%
Median Sales Price*	\$412,500	\$400,000	- 3.0%	\$400,000	\$425,000	+ 6.3%
Inventory of Homes for Sale	272	146	- 46.3%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.3%	--	--	--
Cumulative Days on Market Until Sale	31	24	- 22.0%	41	32	- 22.5%
Percent of Original List Price Received*	101.8%	103.6%	+ 1.7%	100.3%	102.9%	+ 2.6%
New Listings	225	156	- 30.7%	1,755	1,189	- 32.3%

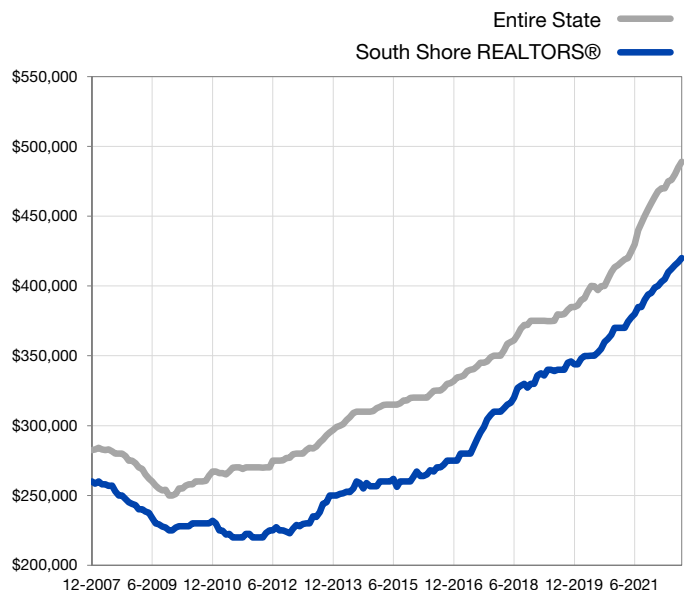
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.