

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 32.7%

+ 23.1%

- 60.0%

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		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	347	439	+ 26.5%	1,301	1,549	+ 19.1%
Closed Sales	254	299	+ 17.7%	1,117	1,177	+ 5.4%
Median Sales Price*	\$487,450	\$607,000	+ 24.5%	\$489,500	\$571,000	+ 16.6%
Inventory of Homes for Sale	508	202	- 60.2%	--	--	--
Months Supply of Inventory	1.6	0.6	- 61.6%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 29.5%	50	32	- 36.4%
Percent of Original List Price Received*	99.2%	106.0%	+ 6.8%	98.3%	104.1%	+ 5.9%
New Listings	422	435	+ 3.1%	1,568	1,656	+ 5.6%

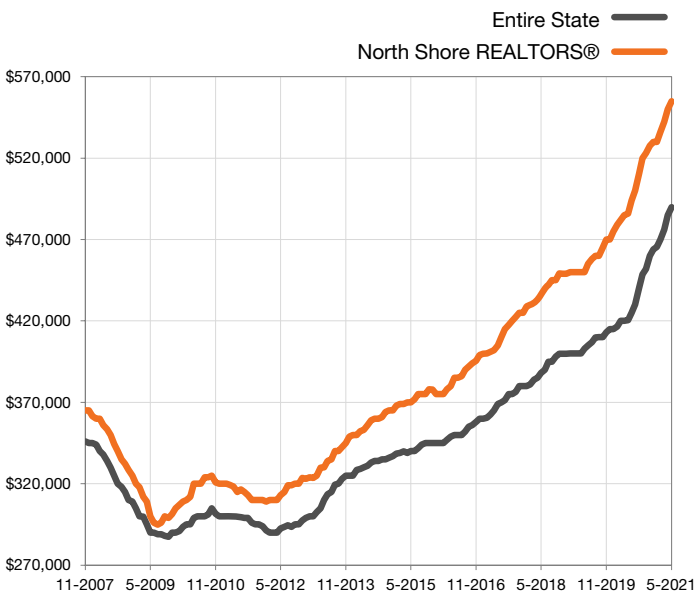
Condominium Properties

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	154	184	+ 19.5%	606	799	+ 31.8%
Closed Sales	92	160	+ 73.9%	546	659	+ 20.7%
Median Sales Price*	\$329,950	\$406,000	+ 23.0%	\$331,500	\$380,000	+ 14.6%
Inventory of Homes for Sale	244	99	- 59.4%	--	--	--
Months Supply of Inventory	1.6	0.6	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	43	28	- 36.4%	54	37	- 32.0%
Percent of Original List Price Received*	99.2%	103.1%	+ 3.9%	99.0%	101.5%	+ 2.5%
New Listings	188	180	- 4.3%	733	851	+ 16.1%

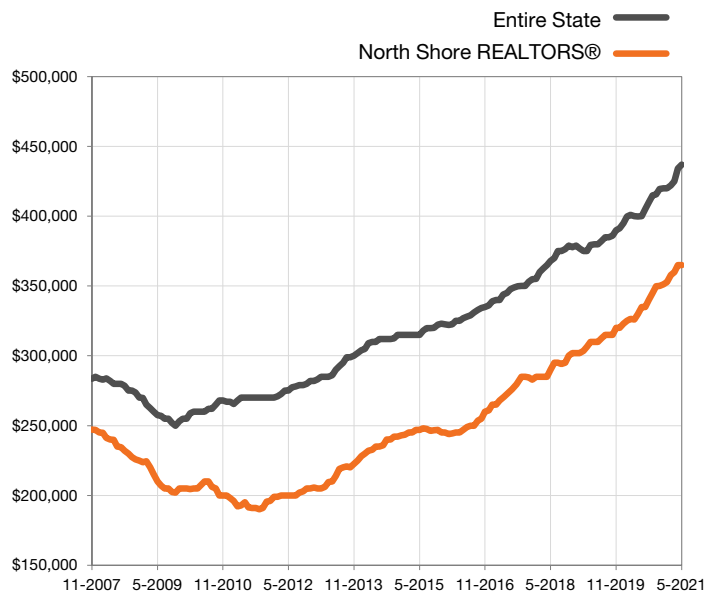
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.