

NORTH SHORE AND MORE



HAPPY LABOR DAY



Summer is winding down, but we've still got plenty of great weather left to enjoy the outdoors here on the North Shore. For ocean lovers out there, there's no better time to enjoy it. The stifling temps are winding down and the water is at its warmest in early September.

Labor Day Facts

- Became a Federal Holiday in 1894
- Oregon was the first state to recognize the holiday in 1887
- September 1882 marked the 1st Labor Day Parade when New York union members marched together
- Americans consume nearly *7 Billion Hot Dogs* from Memorial to Labor Day

North Shore Market Update

The past few months have shown a dramatic shift in the real estate market on the North Shore. July to August saw an increase in listings, but homes aren't selling as fast and we are seeing much less competition for buyers. Homes stayed on the market 25% longer and offers took 33% longer to get accepted. On top of that the sale to list ratio was down 3%, meaning homes sold for closer to asking price.

So what does all this mean?

- Buyers can expect much less chaos in the market and contingencies around financing, a sale, or inspection are more realistic
- It's still a great time to sell if you set realistic expectations and price your home appropriately.

	Homes Listed	Days on Market	Days to Offer	Sale Price	List Price	Sale to List
July	149	19	10	\$904,229	\$859,708	106%
August	189	25	15	\$904,249	\$875,082	103%



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781-307-1504

andrew@northshoreandmore.com