

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	10	+ 233.3%	183	149	- 18.6%
Closed Sales	17	10	- 41.2%	192	144	- 25.0%
Median Sales Price*	\$772,500	<b>\$805,000</b>	+ 4.2%	\$730,000	<b>\$786,000</b>	+ 7.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.1	0.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	19	19	0.0%
Percent of Original List Price Received*	102.0%	95.0%	- 6.9%	105.9%	104.6%	- 1.2%
New Listings	1	3	+ 200.0%	199	180	- 9.5%

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

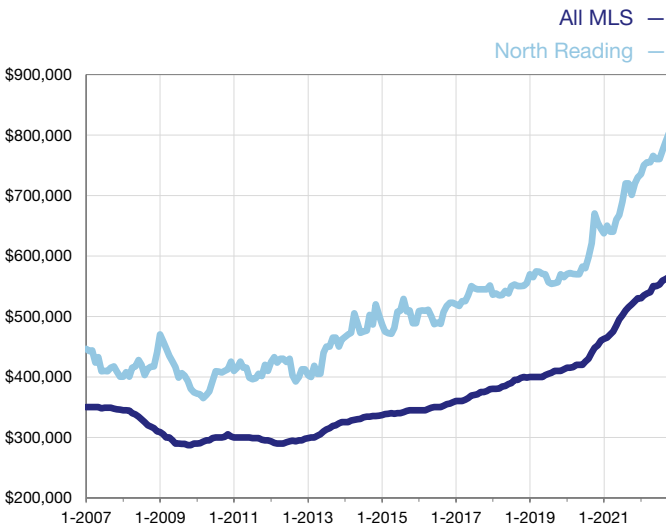
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	7	+ 250.0%	69	79	+ 14.5%
Closed Sales	10	34	+ 240.0%	64	74	+ 15.6%
Median Sales Price*	\$462,990	<b>\$576,895</b>	+ 24.6%	\$404,000	<b>\$519,773</b>	+ 28.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	24	- 41.5%	36	22	- 38.9%
Percent of Original List Price Received*	105.1%	102.1%	- 2.9%	102.9%	103.6%	+ 0.7%
New Listings	4	1	- 75.0%	82	117	+ 42.7%

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

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

