

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	2	6	+ 200.0%
Closed Sales	4	8	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$625,000	<b>\$525,000</b>	- 16.0%	\$625,000	<b>\$525,000</b>	- 16.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.4	<b>0.4</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	<b>37</b>	- 19.6%	46	<b>37</b>	- 19.6%
Percent of Original List Price Received*	95.2%	<b>96.2%</b>	+ 1.1%	95.2%	<b>96.2%</b>	+ 1.1%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

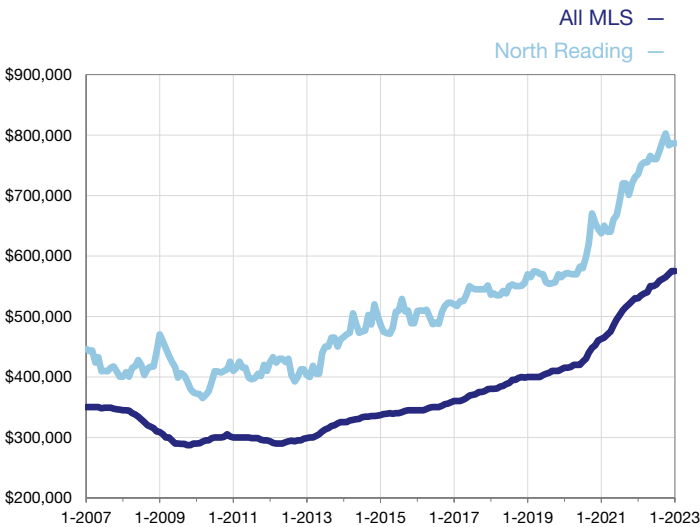
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$310,000	<b>\$488,835</b>	+ 57.7%	\$310,000	<b>\$488,835</b>	+ 57.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.9</b>	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	16	<b>35</b>	+ 118.8%	16	<b>35</b>	+ 118.8%
Percent of Original List Price Received*	103.0%	<b>105.7%</b>	+ 2.6%	103.0%	<b>105.7%</b>	+ 2.6%
New Listings	11	9	- 18.2%	11	9	- 18.2%

\* 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

