

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	180	141	- 21.7%
Closed Sales	19	15	- 21.1%	175	134	- 23.4%
Median Sales Price*	\$880,000	\$760,000	- 13.6%	\$730,000	\$783,000	+ 7.3%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	20	21	+ 5.0%	19	18	- 5.3%
Percent of Original List Price Received*	105.3%	100.4%	- 4.7%	106.3%	105.3%	- 0.9%
New Listings	7	10	+ 42.9%	198	177	- 10.6%

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

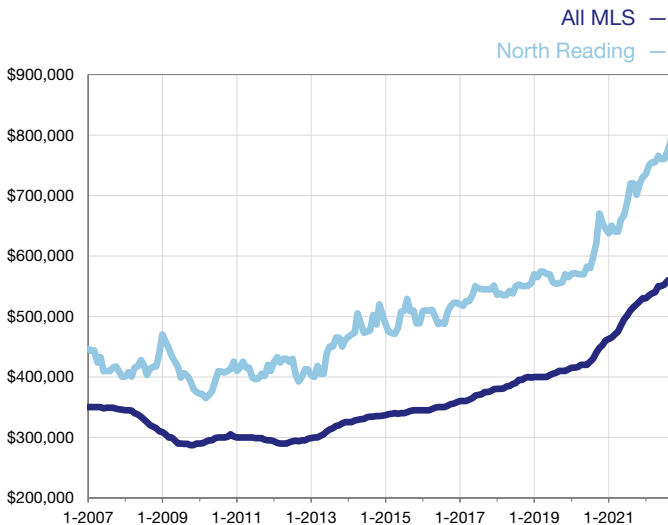
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	7	- 22.2%	67	73	+ 9.0%
Closed Sales	11	2	- 81.8%	54	40	- 25.9%
Median Sales Price*	\$522,950	\$375,000	- 28.3%	\$327,250	\$415,500	+ 27.0%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	31	12	- 61.3%	35	21	- 40.0%
Percent of Original List Price Received*	105.0%	104.5%	- 0.5%	102.5%	104.9%	+ 2.3%
New Listings	10	12	+ 20.0%	78	116	+ 48.7%

* 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

