

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	10	14	+ 40.0%
Closed Sales	2	6	+ 200.0%	6	14	+ 133.3%
Median Sales Price*	\$1,123,500	\$787,500	- 29.9%	\$807,500	\$587,500	- 27.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	49	+ 250.0%	35	42	+ 20.0%
Percent of Original List Price Received*	107.0%	97.5%	- 8.9%	99.2%	96.7%	- 2.5%
New Listings	7	7	0.0%	14	15	+ 7.1%

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

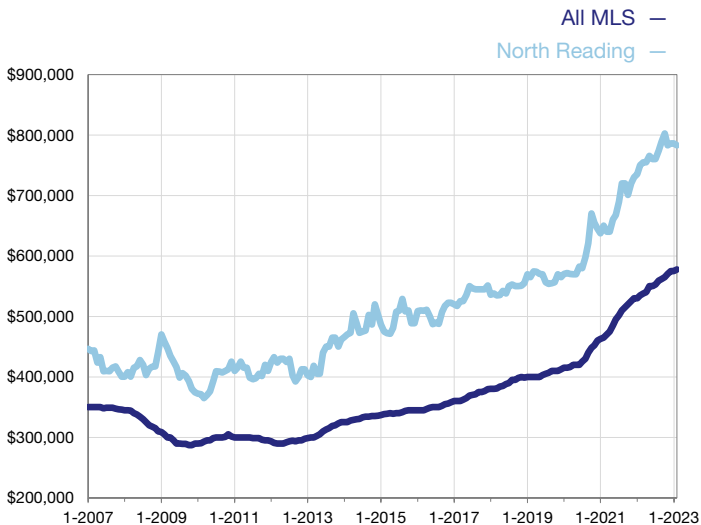
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	12	8	- 33.3%
Closed Sales	1	2	+ 100.0%	4	7	+ 75.0%
Median Sales Price*	\$835,000	\$470,000	- 43.7%	\$363,500	\$488,835	+ 34.5%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	16	62	+ 287.5%	16	43	+ 168.8%
Percent of Original List Price Received*	100.0%	95.7%	- 4.3%	102.3%	102.8%	+ 0.5%
New Listings	11	13	+ 18.2%	22	22	0.0%

* 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

