

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	22	22	0.0%
Closed Sales	8	8	0.0%	14	22	+ 57.1%
Median Sales Price*	\$950,000	\$1,057,450	+ 11.3%	\$950,000	\$652,500	- 31.3%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	26	39	+ 50.0%
Percent of Original List Price Received*	105.8%	98.4%	- 7.0%	103.0%	97.4%	- 5.4%
New Listings	16	17	+ 6.3%	30	32	+ 6.7%

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

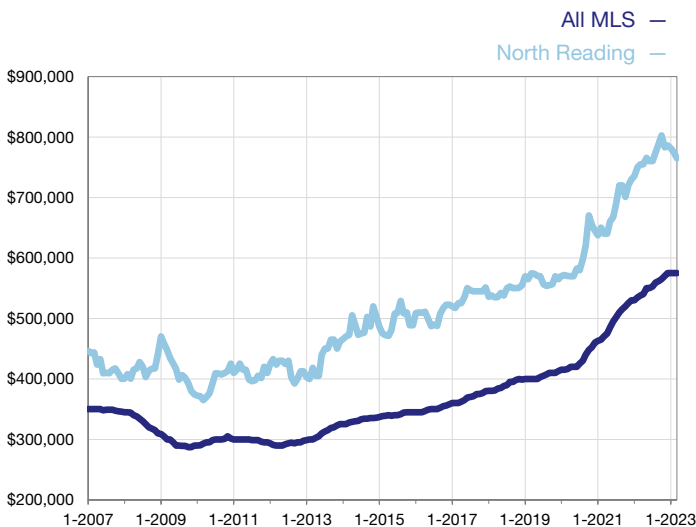
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	22	20	- 9.1%
Closed Sales	4	4	0.0%	8	11	+ 37.5%
Median Sales Price*	\$455,013	\$447,495	- 1.7%	\$433,013	\$469,995	+ 8.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 20.0%	20	34	+ 70.0%
Percent of Original List Price Received*	104.5%	94.9%	- 9.2%	103.4%	99.9%	- 3.4%
New Listings	11	12	+ 9.1%	33	34	+ 3.0%

* 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

