

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	14	0.0%	36	35	- 2.8%
Closed Sales	9	8	- 11.1%	23	30	+ 30.4%
Median Sales Price*	\$725,000	\$783,500	+ 8.1%	\$750,000	\$687,500	- 8.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	13	10	- 23.1%	20	32	+ 60.0%
Percent of Original List Price Received*	112.7%	111.8%	- 0.8%	106.8%	101.2%	- 5.2%
New Listings	23	8	- 65.2%	53	40	- 24.5%

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

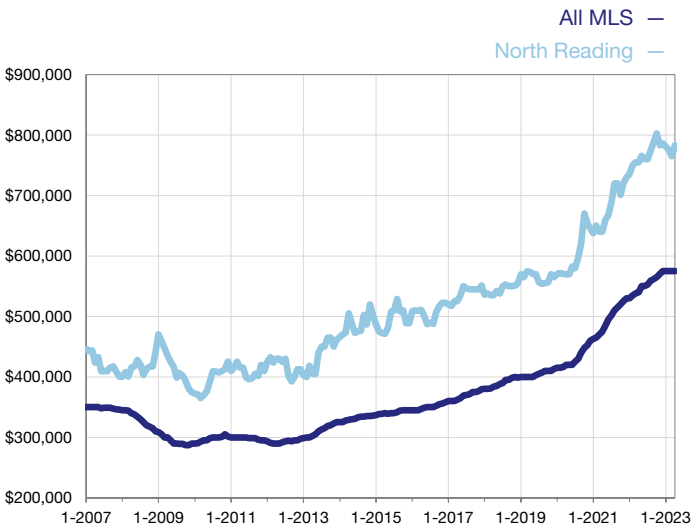
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	29	25	- 13.8%
Closed Sales	6	7	+ 16.7%	14	18	+ 28.6%
Median Sales Price*	\$357,500	\$615,995	+ 72.3%	\$413,500	\$540,750	+ 30.8%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 50.0%	21	34	+ 61.9%
Percent of Original List Price Received*	104.1%	100.5%	- 3.5%	103.7%	100.2%	- 3.4%
New Listings	8	9	+ 12.5%	41	43	+ 4.9%

* 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

