

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	19	+ 26.7%	78	70	- 10.3%
Closed Sales	29	18	- 37.9%	61	57	- 6.6%
Median Sales Price*	\$760,000	\$755,000	- 0.7%	\$760,000	\$750,000	- 1.3%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	35	+ 133.3%	16	30	+ 87.5%
Percent of Original List Price Received*	106.7%	103.8%	- 2.7%	108.3%	102.7%	- 5.2%
New Listings	26	19	- 26.9%	99	78	- 21.2%

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

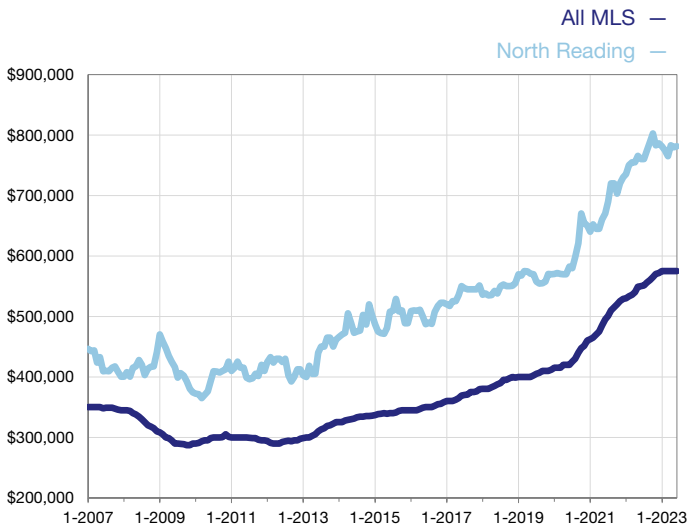
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	48	45	- 6.3%
Closed Sales	7	3	- 57.1%	25	24	- 4.0%
Median Sales Price*	\$655,000	\$545,000	- 16.8%	\$417,000	\$525,750	+ 26.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	19	35	+ 84.2%
Percent of Original List Price Received*	109.5%	98.9%	- 9.7%	105.3%	99.7%	- 5.3%
New Listings	7	16	+ 128.6%	62	66	+ 6.5%

* 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

