

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	91	78	- 14.3%
Closed Sales	16	19	+ 18.8%	77	76	- 1.3%
Median Sales Price*	\$820,000	<b>\$924,000</b>	+ 12.7%	\$760,000	<b>\$771,000</b>	+ 1.4%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	16	27	+ 68.8%
Percent of Original List Price Received*	107.7%	<b>103.2%</b>	- 4.2%	108.2%	<b>102.9%</b>	- 4.9%
New Listings	15	13	- 13.3%	114	91	- 20.2%

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

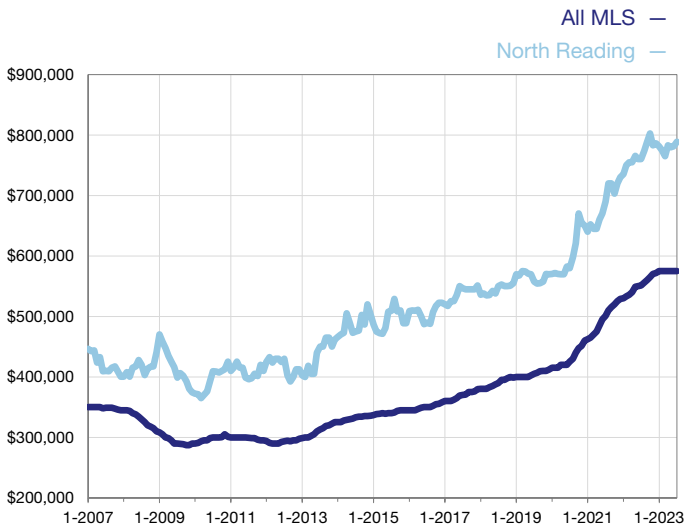
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	51	51	0.0%
Closed Sales	4	4	0.0%	29	28	- 3.4%
Median Sales Price*	\$527,500	<b>\$327,500</b>	- 37.9%	\$417,000	<b>\$504,418</b>	+ 21.0%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	18	7	- 61.1%	19	31	+ 63.2%
Percent of Original List Price Received*	105.6%	<b>107.5%</b>	+ 1.8%	105.3%	<b>100.8%</b>	- 4.3%
New Listings	6	5	- 16.7%	68	71	+ 4.4%

\* 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

