

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	105	91	- 13.3%
Closed Sales	19	9	- 52.6%	96	85	- 11.5%
Median Sales Price*	\$811,000	\$885,000	+ 9.1%	\$791,450	\$825,000	+ 4.2%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	20	22	+ 10.0%	17	27	+ 58.8%
Percent of Original List Price Received*	100.1%	101.1%	+ 1.0%	106.6%	102.7%	- 3.7%
New Listings	10	7	- 30.0%	124	98	- 21.0%

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

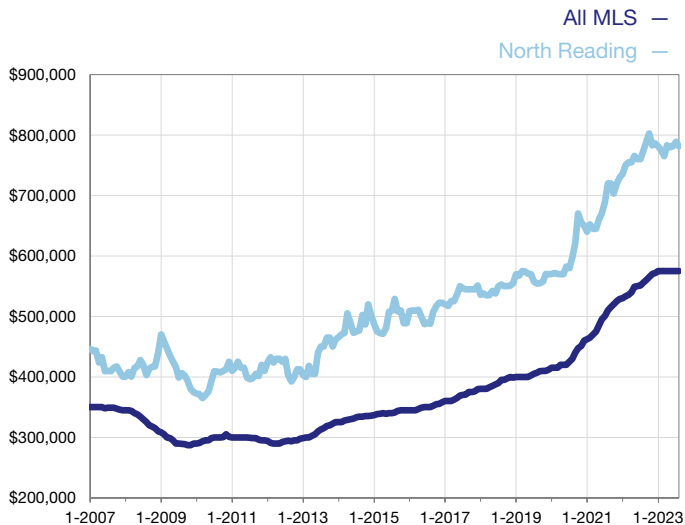
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	55	59	+ 7.3%
Closed Sales	2	3	+ 50.0%	31	31	0.0%
Median Sales Price*	\$453,500	\$649,000	+ 43.1%	\$417,000	\$520,000	+ 24.7%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	19	30	+ 57.9%
Percent of Original List Price Received*	104.8%	101.5%	- 3.1%	105.3%	100.9%	- 4.2%
New Listings	7	14	+ 100.0%	75	85	+ 13.3%

* 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

