

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	113	98	- 13.3%
Closed Sales	12	11	- 8.3%	108	96	- 11.1%
Median Sales Price*	\$994,950	\$945,000	- 5.0%	\$807,000	\$825,500	+ 2.3%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	17	26	+ 52.9%
Percent of Original List Price Received*	102.6%	99.0%	- 3.5%	106.2%	102.3%	- 3.7%
New Listings	21	15	- 28.6%	145	114	- 21.4%

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

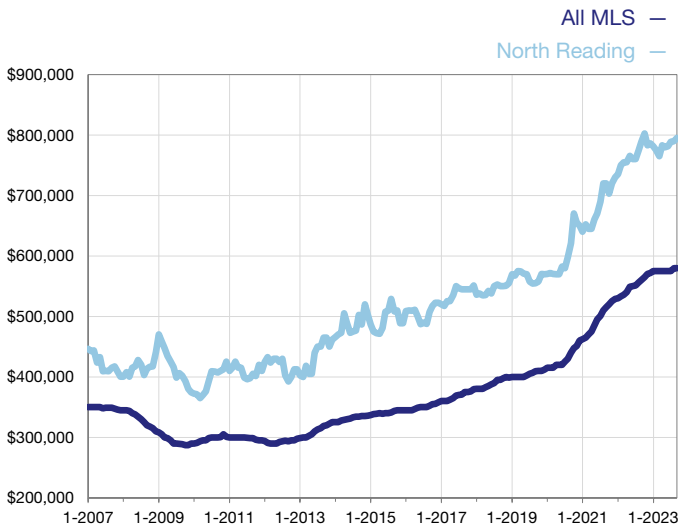
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	61	64	+ 4.9%
Closed Sales	3	4	+ 33.3%	34	35	+ 2.9%
Median Sales Price*	\$622,500	\$285,000	- 54.2%	\$433,013	\$479,000	+ 10.6%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	48	14	- 70.8%	21	28	+ 33.3%
Percent of Original List Price Received*	100.7%	105.7%	+ 5.0%	104.9%	101.4%	- 3.3%
New Listings	13	7	- 46.2%	88	91	+ 3.4%

* 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

