

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	129	106	- 17.8%
Closed Sales	11	8	- 27.3%	119	104	- 12.6%
Median Sales Price*	\$729,500	\$760,000	+ 4.2%	\$799,900	\$825,000	+ 3.1%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	18	26	+ 44.4%
Percent of Original List Price Received*	103.1%	103.5%	+ 0.4%	105.9%	102.4%	- 3.3%
New Listings	15	11	- 26.7%	160	125	- 21.9%

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

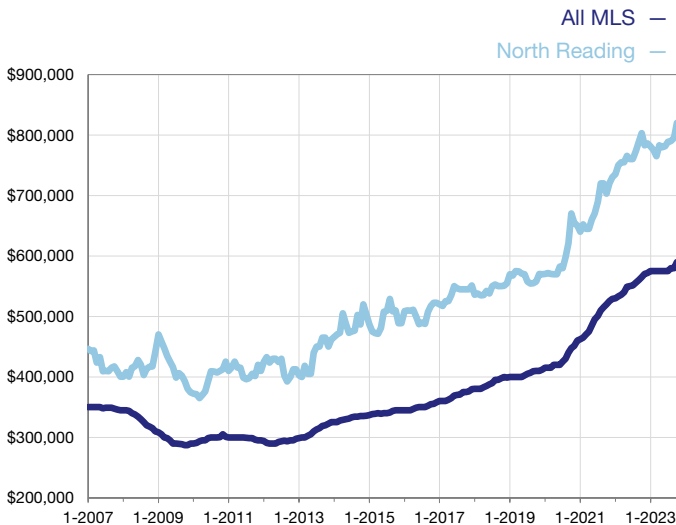
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	66	73	+ 10.6%
Closed Sales	4	14	+ 250.0%	38	49	+ 28.9%
Median Sales Price*	\$338,500	\$612,735	+ 81.0%	\$415,500	\$516,370	+ 24.3%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	19	38	+ 100.0%	21	31	+ 47.6%
Percent of Original List Price Received*	105.3%	100.3%	- 4.7%	105.0%	101.1%	- 3.7%
New Listings	9	8	- 11.1%	97	99	+ 2.1%

* 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

