

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	15	+ 66.7%	138	119	- 13.8%
Closed Sales	15	6	- 60.0%	134	110	- 17.9%
Median Sales Price*	\$760,000	\$654,500	- 13.9%	\$783,000	\$825,000	+ 5.4%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	18	26	+ 44.4%
Percent of Original List Price Received*	100.4%	97.0%	- 3.4%	105.3%	102.1%	- 3.0%
New Listings	10	14	+ 40.0%	170	139	- 18.2%

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

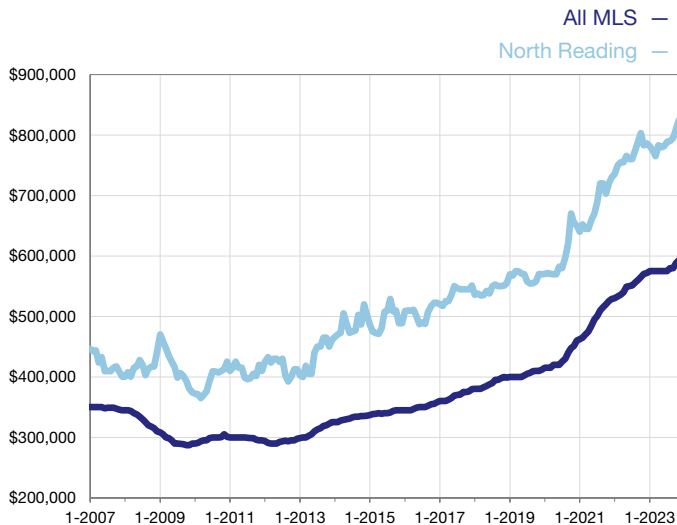
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	72	79	+ 9.7%
Closed Sales	2	24	+ 1,100.0%	40	79	+ 97.5%
Median Sales Price*	\$375,000	\$530,930	+ 41.6%	\$415,500	\$541,405	+ 30.3%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	12	27	+ 125.0%	21	28	+ 33.3%
Percent of Original List Price Received*	104.5%	99.6%	- 4.7%	104.9%	100.6%	- 4.1%
New Listings	12	16	+ 33.3%	109	115	+ 5.5%

* 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

