

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

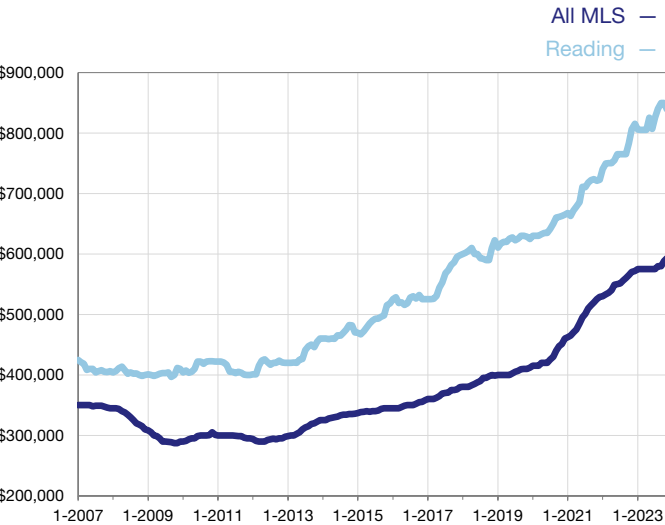
Single-Family Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	12	11	- 8.3%	212	132	- 37.7%
Closed Sales	19	5	- 73.7%	216	133	- 38.4%
Median Sales Price*	\$900,000	\$890,000	- 1.1%	\$825,000	\$850,000	+ 3.0%
Inventory of Homes for Sale	30	13	- 56.7%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	27	14	- 48.1%	22	35	+ 59.1%
Percent of Original List Price Received*	99.0%	102.3%	+ 3.3%	104.3%	102.3%	- 1.9%
New Listings	14	14	0.0%	252	143	- 43.3%

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

Condominium Properties	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	5	10	+ 100.0%	97	75	- 22.7%
Closed Sales	9	10	+ 11.1%	112	77	- 31.3%
Median Sales Price*	\$640,000	\$575,500	- 10.1%	\$625,000	\$635,000	+ 1.6%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	31	36	+ 16.1%
Percent of Original List Price Received*	100.1%	100.9%	+ 0.8%	102.1%	101.6%	- 0.5%
New Listings	7	11	+ 57.1%	115	96	- 16.5%

\* 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

