

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	148	124	- 16.2%
Closed Sales	10	15	+ 50.0%	144	127	- 11.8%
Median Sales Price*	\$805,000	\$905,000	+ 12.4%	\$786,000	\$825,000	+ 5.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	34	25	- 26.5%	19	26	+ 36.8%
Percent of Original List Price Received*	95.0%	99.2%	+ 4.4%	104.6%	101.8%	- 2.7%
New Listings	3	6	+ 100.0%	173	144	- 16.8%

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

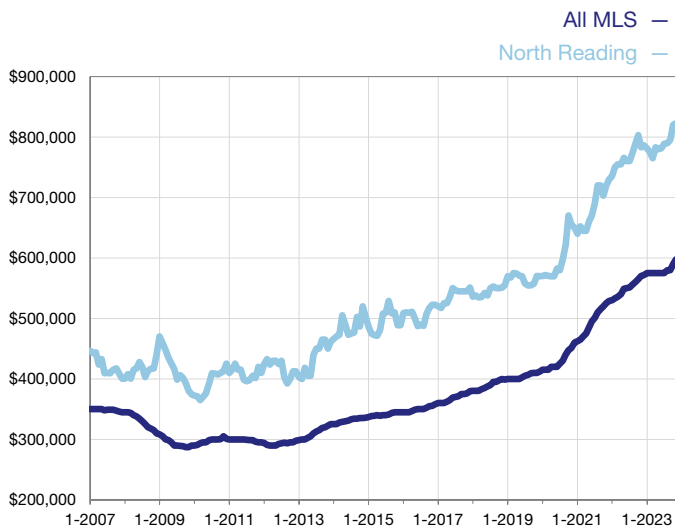
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	78	86	+ 10.3%
Closed Sales	34	4	- 88.2%	74	85	+ 14.9%
Median Sales Price*	\$576,895	\$501,950	- 13.0%	\$519,773	\$541,405	+ 4.2%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	24	21	- 12.5%	22	27	+ 22.7%
Percent of Original List Price Received*	102.1%	101.2%	- 0.9%	103.6%	100.6%	- 2.9%
New Listings	1	3	+ 200.0%	110	117	+ 6.4%

* 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

