

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 28.3%

+ 4.9%

- 31.5%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	298	249	- 16.4%	860	719	- 16.4%
Closed Sales	209	170	- 18.7%	774	611	- 21.1%
Median Sales Price*	\$625,000	\$623,150	- 0.3%	\$597,750	\$608,000	+ 1.7%
Inventory of Homes for Sale	358	251	- 29.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 15.7%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 49.1%	28	39	+ 42.9%
Percent of Original List Price Received*	108.1%	101.7%	- 5.9%	104.5%	99.3%	- 5.0%
New Listings	371	243	- 34.5%	1,111	846	- 23.9%

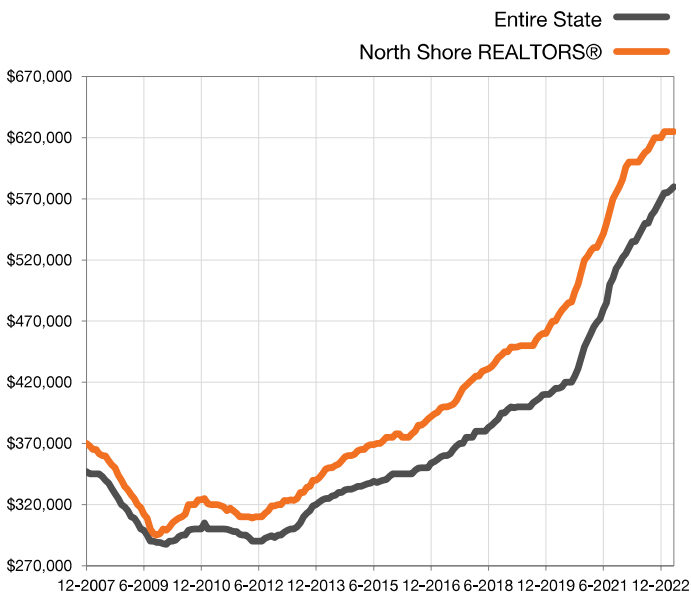
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	170	126	- 25.9%	515	382	- 25.8%
Closed Sales	134	76	- 43.3%	461	337	- 26.9%
Median Sales Price*	\$447,500	\$425,000	- 5.0%	\$410,000	\$420,000	+ 2.4%
Inventory of Homes for Sale	172	112	- 34.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	32	34	+ 5.4%	36	38	+ 5.4%
Percent of Original List Price Received*	105.1%	102.3%	- 2.7%	103.2%	99.5%	- 3.6%
New Listings	199	136	- 31.7%	596	421	- 29.4%

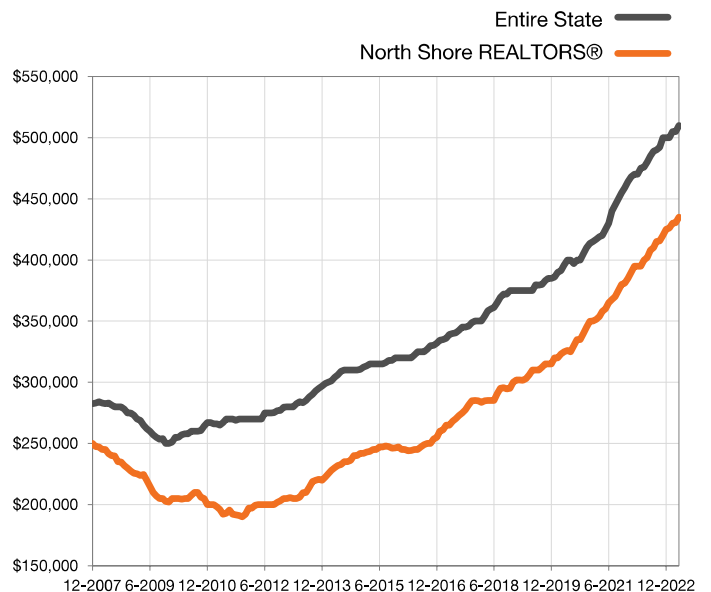
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.