

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 28.9%

+ 9.8%

- 46.9%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	349	297	- 14.9%	2,238	1,797	- 19.7%
Closed Sales	397	250	- 37.0%	2,173	1,629	- 25.0%
Median Sales Price*	\$630,000	\$710,000	+ 12.7%	\$625,000	\$650,000	+ 4.0%
Inventory of Homes for Sale	502	261	- 48.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 13.9%	23	32	+ 37.6%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.2%	105.1%	101.9%	- 3.0%
New Listings	357	281	- 21.3%	2,809	2,073	- 26.2%

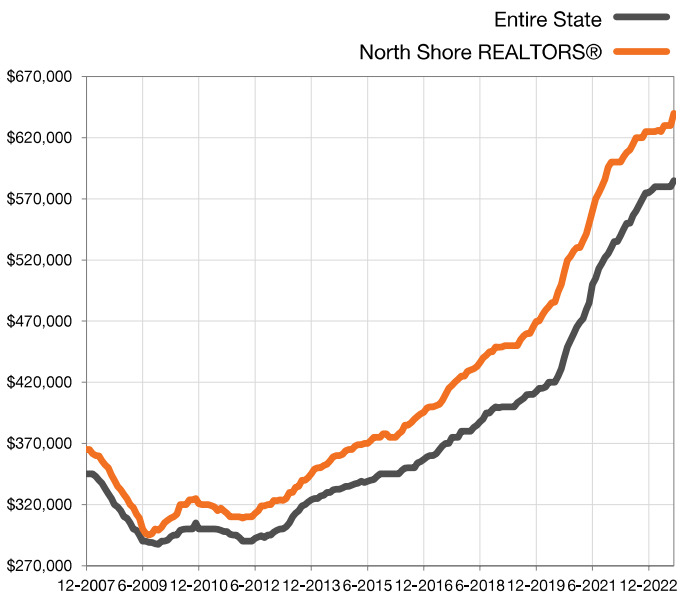
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	143	150	+ 4.9%	1,099	893	- 18.7%
Closed Sales	147	137	- 6.8%	1,085	825	- 24.0%
Median Sales Price*	\$426,000	\$470,000	+ 10.3%	\$420,000	\$448,743	+ 6.8%
Inventory of Homes for Sale	167	94	- 43.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 12.4%	29	31	+ 5.0%
Percent of Original List Price Received*	102.1%	103.1%	+ 1.0%	103.7%	101.9%	- 1.8%
New Listings	117	130	+ 11.1%	1,241	974	- 21.5%

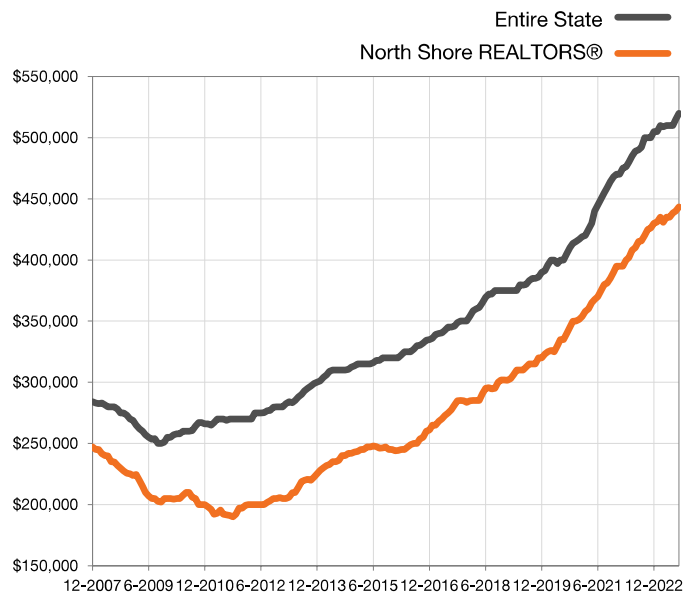
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.