

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 31.9%

+ 2.5%

- 16.5%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	222	158	- 28.8%	3,890	3,233	- 16.9%
Closed Sales	355	261	- 26.5%	3,905	3,322	- 14.9%
Median Sales Price*	\$599,900	\$584,900	- 2.5%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	208	207	- 0.5%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 17.0%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 8.8%	27	26	- 4.0%
Percent of Original List Price Received*	103.0%	99.4%	- 3.5%	104.6%	103.5%	- 1.1%
New Listings	134	85	- 36.6%	4,281	3,806	- 11.1%

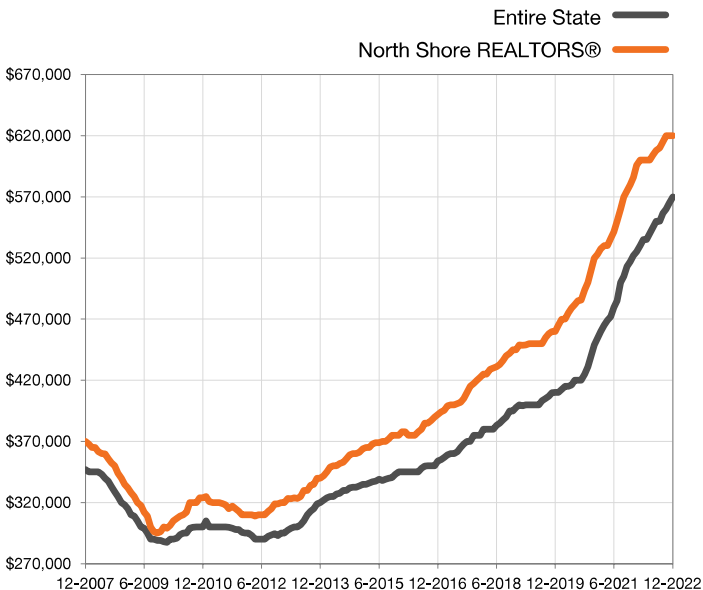
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	102	97	- 4.9%	1,885	1,525	- 19.1%
Closed Sales	172	98	- 43.0%	1,914	1,555	- 18.8%
Median Sales Price*	\$405,500	\$432,500	+ 6.7%	\$390,000	\$426,000	+ 9.2%
Inventory of Homes for Sale	149	91	- 38.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 24.8%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 22.6%	31	29	- 5.9%
Percent of Original List Price Received*	101.3%	98.8%	- 2.4%	102.0%	102.8%	+ 0.8%
New Listings	73	57	- 21.9%	2,106	1,700	- 19.3%

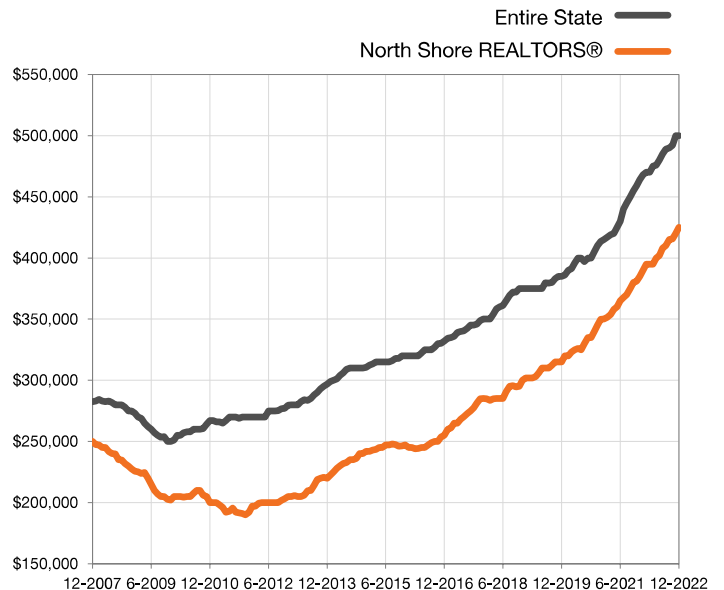
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.