

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 9.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.2%

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

- 33.7%

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

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	141	160	+ 13.5%	3,194	2,572	- 19.5%
Closed Sales	263	217	- 17.5%	3,324	2,544	- 23.5%
Median Sales Price*	\$584,900	\$640,000	+ 9.4%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	280	183	- 34.6%	--	--	--
Months Supply of Inventory	1.0	0.9	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 4.8%	26	31	+ 18.3%
Percent of Original List Price Received*	99.4%	100.6%	+ 1.2%	103.4%	101.8%	- 1.6%
New Listings	85	91	+ 7.1%	3,798	2,973	- 21.7%

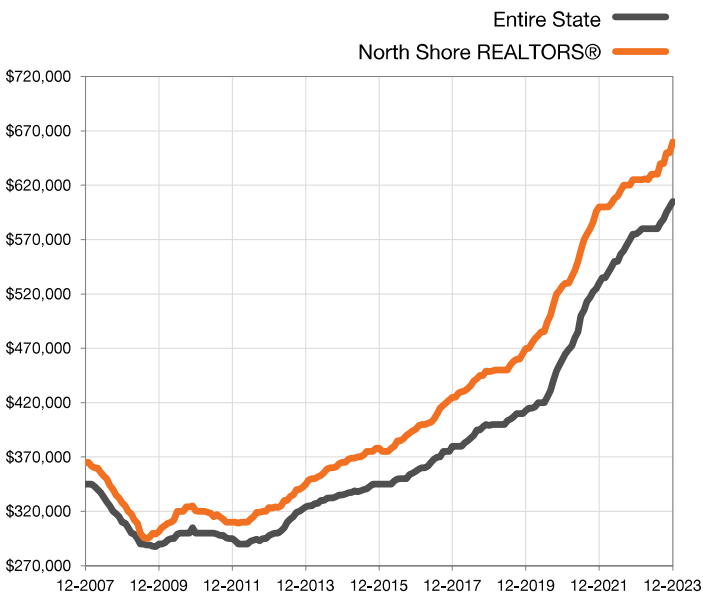
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	86	88	+ 2.3%	1,508	1,293	- 14.3%
Closed Sales	101	111	+ 9.9%	1,560	1,298	- 16.8%
Median Sales Price*	\$435,000	\$435,000	0.0%	\$426,000	\$440,000	+ 3.3%
Inventory of Homes for Sale	132	90	- 31.8%	--	--	--
Months Supply of Inventory	1.0	0.8	- 18.1%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 8.6%	29	29	- 2.4%
Percent of Original List Price Received*	98.7%	99.9%	+ 1.2%	102.8%	101.7%	- 1.0%
New Listings	57	48	- 15.8%	1,699	1,463	- 13.9%

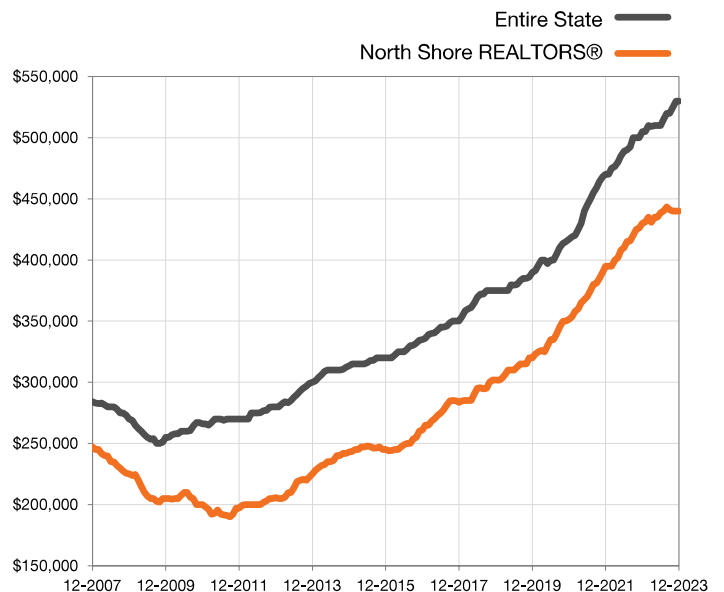
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.