

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 16.4%**

**+ 1.3%**

**- 25.4%**

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	162	186	+ 14.8%	310	332	+ 7.1%
Closed Sales	162	128	- 21.0%	387	261	- 32.6%
Median Sales Price*	\$557,500	<b>\$585,000</b>	+ 4.9%	\$575,000	<b>\$588,000</b>	+ 2.3%
Inventory of Homes for Sale	214	176	- 17.8%	--	--	--
Months Supply of Inventory	0.7	<b>0.7</b>	+ 0.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 13.2%	31	37	+ 19.2%
Percent of Original List Price Received*	102.2%	<b>98.7%</b>	- 3.4%	102.0%	<b>98.4%</b>	- 3.5%
New Listings	206	154	- 25.2%	369	347	- 6.0%

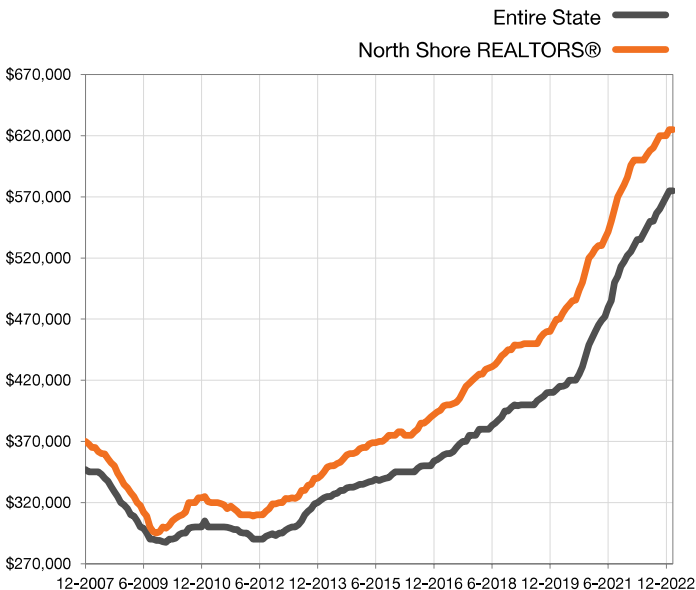
### Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	110	90	- 18.2%	218	178	- 18.3%
Closed Sales	88	81	- 8.0%	203	161	- 20.7%
Median Sales Price*	\$367,000	<b>\$410,000</b>	+ 11.7%	\$390,000	<b>\$426,500</b>	+ 9.4%
Inventory of Homes for Sale	121	74	- 38.8%	--	--	--
Months Supply of Inventory	0.8	<b>0.6</b>	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 3.8%	38	40	+ 5.4%
Percent of Original List Price Received*	101.8%	<b>98.6%</b>	- 3.2%	101.7%	<b>98.1%</b>	- 3.5%
New Listings	115	81	- 29.6%	217	167	- 23.0%

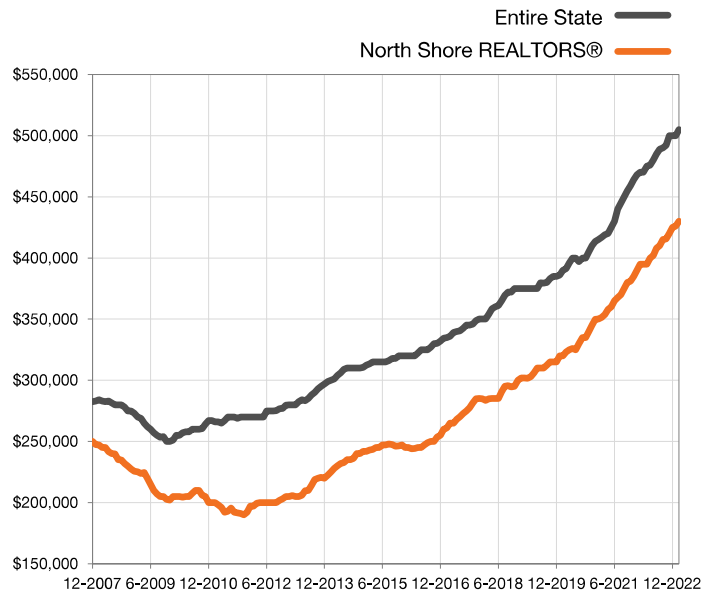
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.