

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 22.6%

+ 1.7%

- 46.2%

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	374	343	- 8.3%	1,594	1,332	- 16.4%
Closed Sales	393	299	- 23.9%	1,462	1,122	- 23.3%
Median Sales Price*	\$650,000	\$670,000	+ 3.1%	\$618,000	\$632,000	+ 2.3%
Inventory of Homes for Sale	512	269	- 47.5%	--	--	--
Months Supply of Inventory	1.6	1.1	- 34.2%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 34.1%	24	34	+ 41.2%
Percent of Original List Price Received*	108.1%	104.0%	- 3.7%	106.2%	101.5%	- 4.4%
New Listings	489	330	- 32.5%	2,067	1,539	- 25.5%

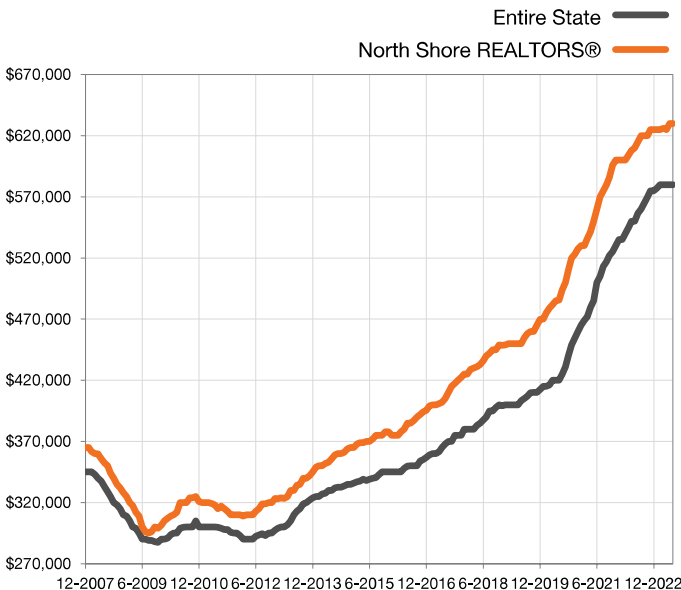
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	157	137	- 12.7%	832	642	- 22.8%
Closed Sales	165	133	- 19.4%	794	585	- 26.3%
Median Sales Price*	\$435,000	\$435,000	0.0%	\$419,950	\$430,000	+ 2.4%
Inventory of Homes for Sale	196	112	- 42.9%	--	--	--
Months Supply of Inventory	1.3	1.0	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 3.0%	31	32	+ 3.8%
Percent of Original List Price Received*	104.7%	103.1%	- 1.6%	104.0%	101.3%	- 2.6%
New Listings	196	148	- 24.5%	966	705	- 27.0%

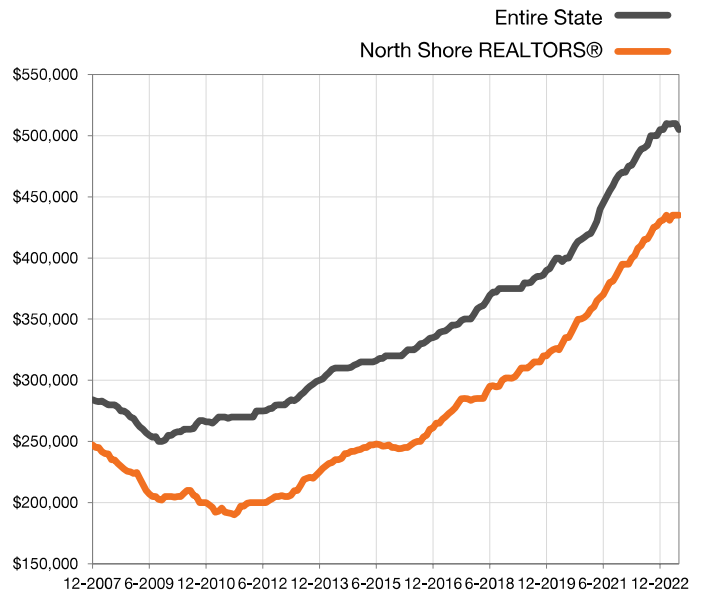
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.