

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 29.5%

+ 8.1%

- 19.5%

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

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	324	285	- 12.0%	3,668	3,110	- 15.2%
Closed Sales	350	273	- 22.0%	3,550	3,054	- 14.0%
Median Sales Price*	\$600,000	\$637,000	+ 6.2%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	358	311	- 13.1%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 0.3%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 12.0%	27	25	- 5.3%
Percent of Original List Price Received*	102.9%	100.0%	- 2.8%	104.7%	103.8%	- 0.9%
New Listings	274	240	- 12.4%	4,147	3,721	- 10.3%

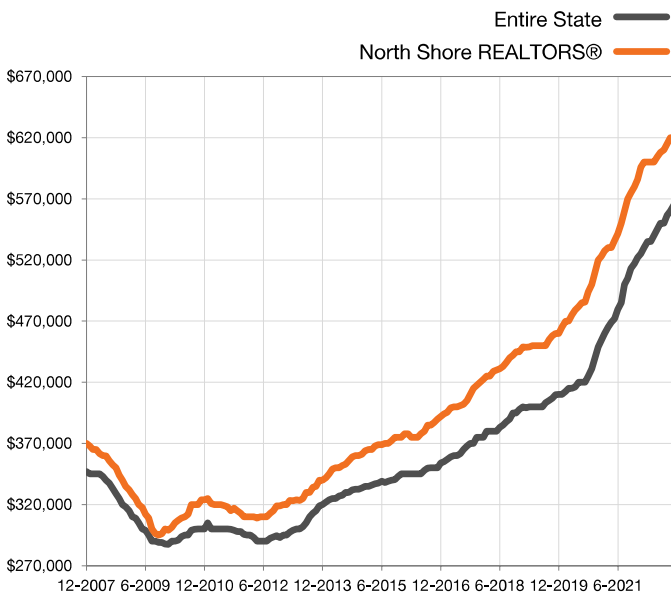
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	159	117	- 26.4%	1,783	1,451	- 18.6%
Closed Sales	222	130	- 41.4%	1,742	1,456	- 16.4%
Median Sales Price*	\$420,000	\$449,900	+ 7.1%	\$390,000	\$425,000	+ 9.0%
Inventory of Homes for Sale	205	142	- 30.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 16.8%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.0%	31	29	- 3.9%
Percent of Original List Price Received*	100.4%	100.4%	- 0.0%	102.1%	103.1%	+ 1.0%
New Listings	144	119	- 17.4%	2,033	1,642	- 19.2%

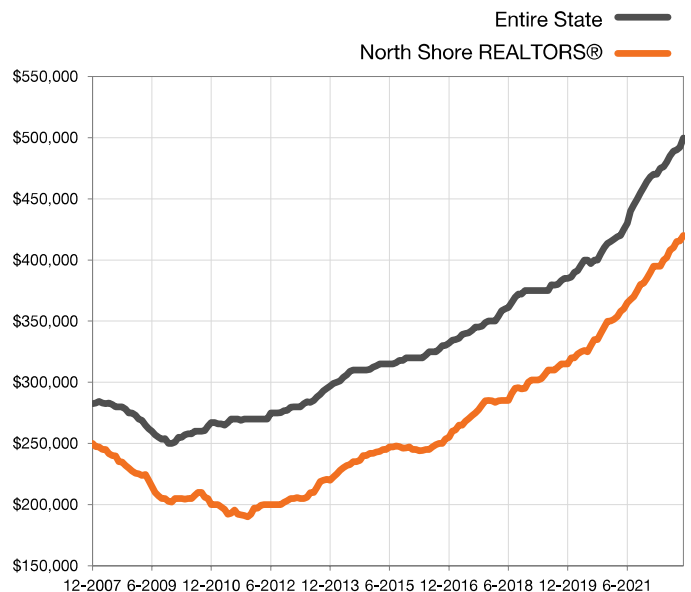
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.