

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 16.3%

+ 3.6%

- 28.5%

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		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	245	249	+ 1.6%	3,053	2,438	- 20.1%
Closed Sales	280	241	- 13.9%	3,060	2,319	- 24.2%
Median Sales Price*	\$630,000	\$665,000	+ 5.6%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	414	290	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 0.4%	26	31	+ 20.6%
Percent of Original List Price Received*	99.9%	101.3%	+ 1.4%	103.8%	102.0%	- 1.7%
New Listings	235	236	+ 0.4%	3,713	2,888	- 22.2%

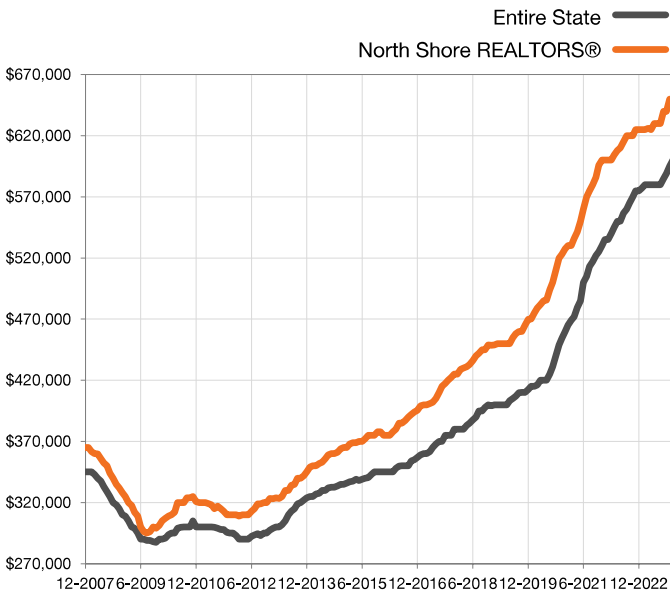
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	97	106	+ 9.3%	1,422	1,216	- 14.5%
Closed Sales	132	104	- 21.2%	1,459	1,184	- 18.8%
Median Sales Price*	\$449,900	\$429,500	- 4.5%	\$425,000	\$440,450	+ 3.6%
Inventory of Homes for Sale	199	148	- 25.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 23.3%	29	29	- 3.3%
Percent of Original List Price Received*	100.5%	100.8%	+ 0.2%	103.1%	101.9%	- 1.1%
New Listings	119	113	- 5.0%	1,642	1,415	- 13.8%

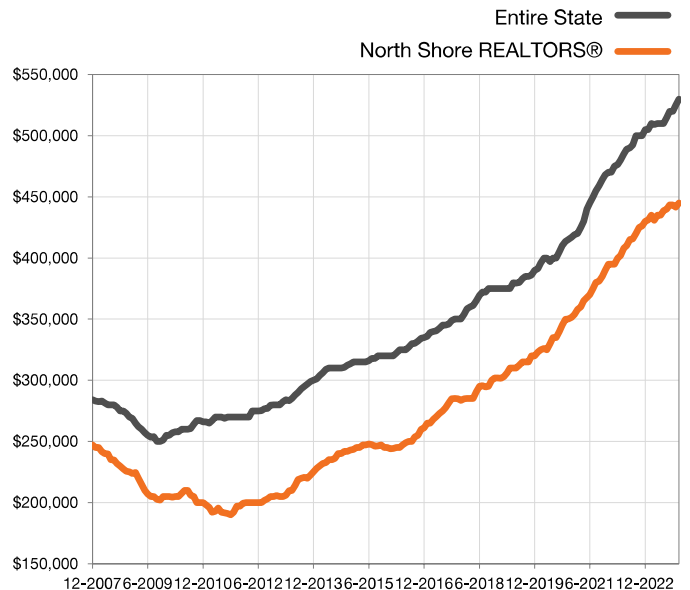
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.