

North Shore REALTORS®

- 2.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.3%

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

- 30.9%

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

Single-Family Properties

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	283	283	0.0%	2,808	2,232	- 20.5%
Closed Sales	278	231	- 16.9%	2,780	2,077	- 25.3%
Median Sales Price*	\$602,000	\$719,900	+ 19.6%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	486	317	- 34.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	32	24	- 23.8%	25	31	+ 23.2%
Percent of Original List Price Received*	100.0%	102.8%	+ 2.8%	104.2%	102.1%	- 2.0%
New Listings	299	283	- 5.4%	3,478	2,655	- 23.7%

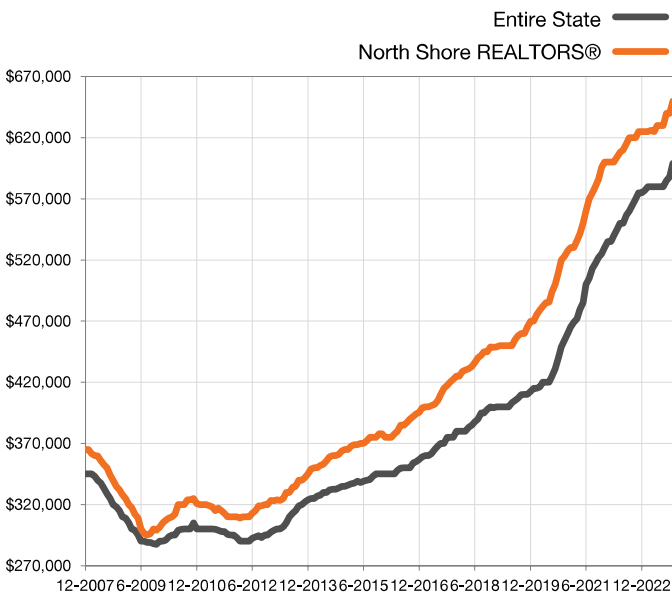
Condominium Properties

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	122	140	+ 14.8%	1,325	1,124	- 15.2%
Closed Sales	98	136	+ 38.8%	1,327	1,077	- 18.8%
Median Sales Price*	\$430,000	\$430,000	0.0%	\$425,000	\$441,000	+ 3.8%
Inventory of Homes for Sale	191	151	- 20.9%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 3.9%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 15.1%	29	29	- 1.0%
Percent of Original List Price Received*	101.6%	102.1%	+ 0.4%	103.3%	102.0%	- 1.3%
New Listings	130	133	+ 2.3%	1,523	1,300	- 14.6%

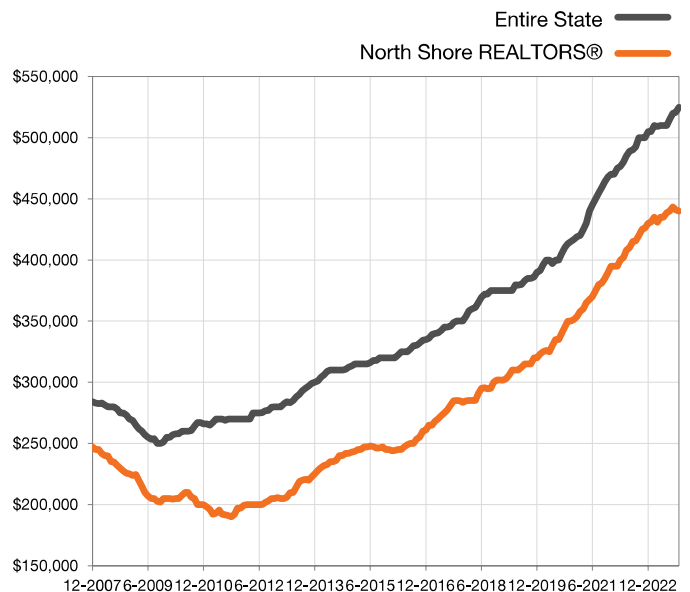
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.