

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	21	+ 10.5%	104	118	+ 13.5%
Closed Sales	20	19	- 5.0%	96	104	+ 8.3%
Median Sales Price*	\$710,000	\$655,000	- 7.7%	\$553,000	\$556,250	+ 0.6%
Inventory of Homes for Sale	42	21	- 50.0%	--	--	--
Months Supply of Inventory	3.0	1.3	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	39	50	+ 28.2%	45	46	+ 2.2%
Percent of Original List Price Received*	99.6%	99.8%	+ 0.2%	98.8%	99.5%	+ 0.7%
New Listings	25	24	- 4.0%	141	147	+ 4.3%

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

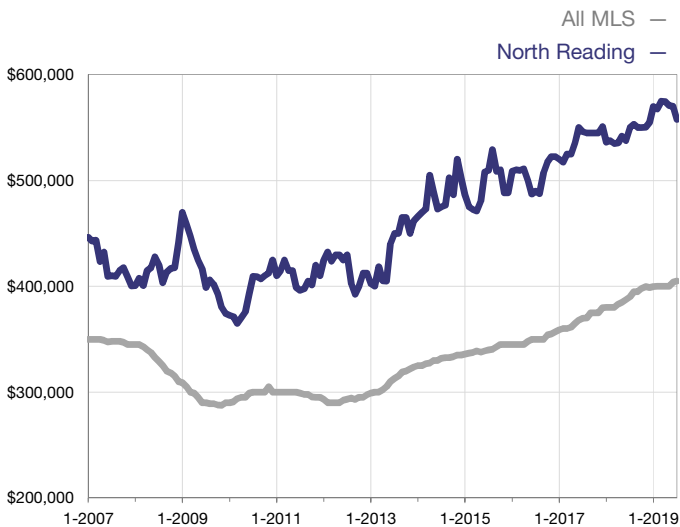
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	10	- 16.7%	44	48	+ 9.1%
Closed Sales	1	3	+ 200.0%	30	33	+ 10.0%
Median Sales Price*	\$175,000	\$249,000	+ 42.3%	\$213,250	\$336,000	+ 57.6%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	6	35	+ 483.3%	27	63	+ 133.3%
Percent of Original List Price Received*	103.0%	103.0%	0.0%	99.7%	99.8%	+ 0.1%
New Listings	12	13	+ 8.3%	56	52	- 7.1%

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

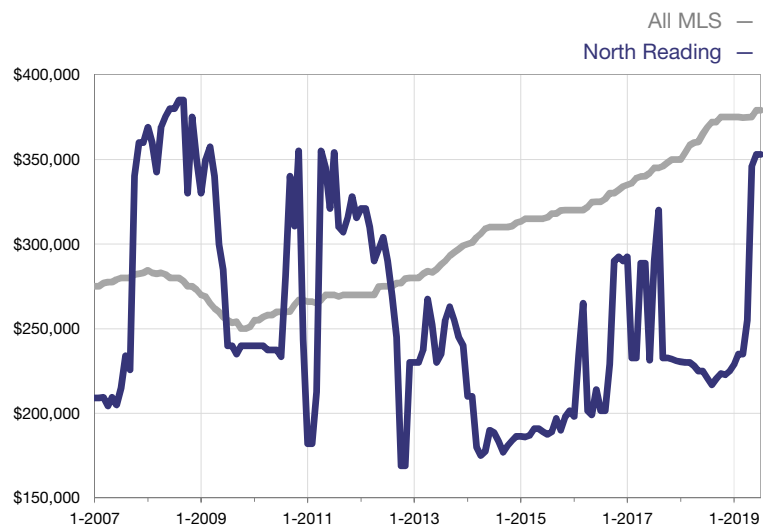
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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