

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	24	+ 166.7%	37	60	+ 62.2%
Closed Sales	6	18	+ 200.0%	30	41	+ 36.7%
Median Sales Price*	\$656,500	\$673,750	+ 2.6%	\$601,250	\$626,000	+ 4.1%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	63	13	- 79.4%	60	20	- 66.7%
Percent of Original List Price Received*	97.3%	107.4%	+ 10.4%	101.7%	105.4%	+ 3.6%
New Listings	19	30	+ 57.9%	59	73	+ 23.7%

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

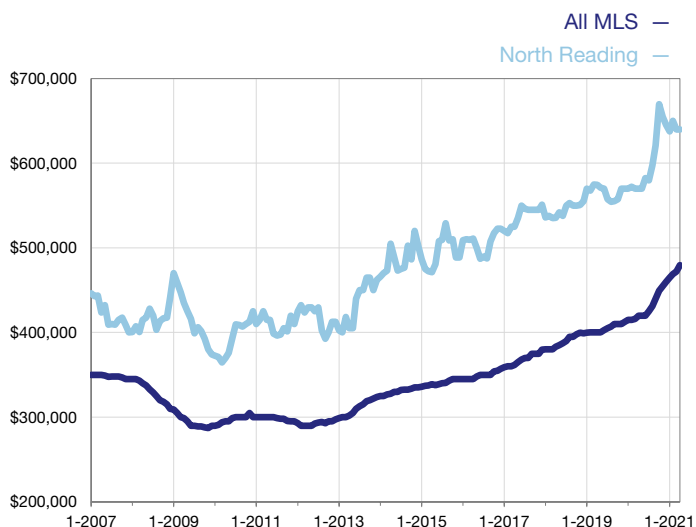
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	10	+ 400.0%	18	24	+ 33.3%
Closed Sales	5	5	0.0%	17	16	- 5.9%
Median Sales Price*	\$500,000	\$275,000	- 45.0%	\$397,300	\$313,750	- 21.0%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	65	31	- 52.3%	67	42	- 37.3%
Percent of Original List Price Received*	97.5%	99.1%	+ 1.6%	98.1%	99.5%	+ 1.4%
New Listings	10	11	+ 10.0%	27	30	+ 11.1%

* 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

