

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	25	+ 66.7%	52	85	+ 63.5%
Closed Sales	8	18	+ 125.0%	38	59	+ 55.3%
Median Sales Price*	\$562,500	<b>\$705,000</b>	+ 25.3%	\$573,750	<b>\$652,000</b>	+ 13.6%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	53	15	- 71.7%	58	18	- 69.0%
Percent of Original List Price Received*	100.8%	<b>109.3%</b>	+ 8.4%	101.5%	<b>106.6%</b>	+ 5.0%
New Listings	11	22	+ 100.0%	70	95	+ 35.7%

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

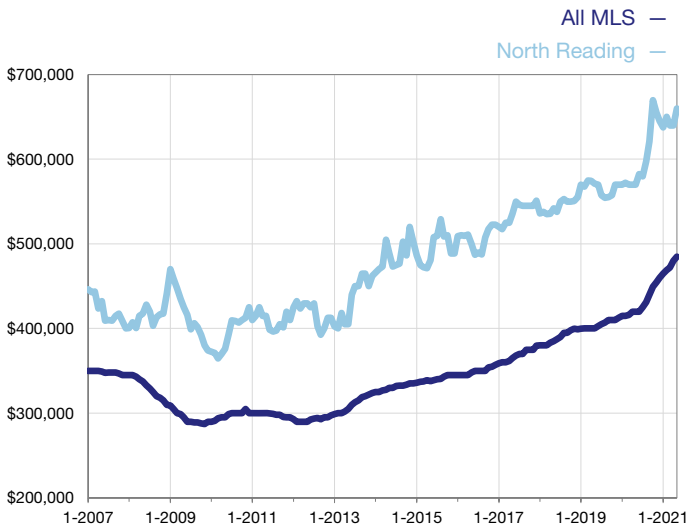
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	6	- 33.3%	27	29	+ 7.4%
Closed Sales	7	7	0.0%	24	23	- 4.2%
Median Sales Price*	\$435,245	<b>\$279,000</b>	- 35.9%	\$416,273	<b>\$279,000</b>	- 33.0%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	109	21	- 80.7%	80	36	- 55.0%
Percent of Original List Price Received*	97.8%	<b>103.5%</b>	+ 5.8%	98.0%	<b>100.8%</b>	+ 2.9%
New Listings	10	6	- 40.0%	37	36	- 2.7%

\* 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

