

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$525,000	\$862,500	+ 64.3%	\$525,000	\$862,500	+ 64.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	37	32	- 13.5%
Percent of Original List Price Received*	96.2%	99.4%	+ 3.3%	96.2%	99.4%	+ 3.3%
New Listings	8	4	- 50.0%	8	4	- 50.0%

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

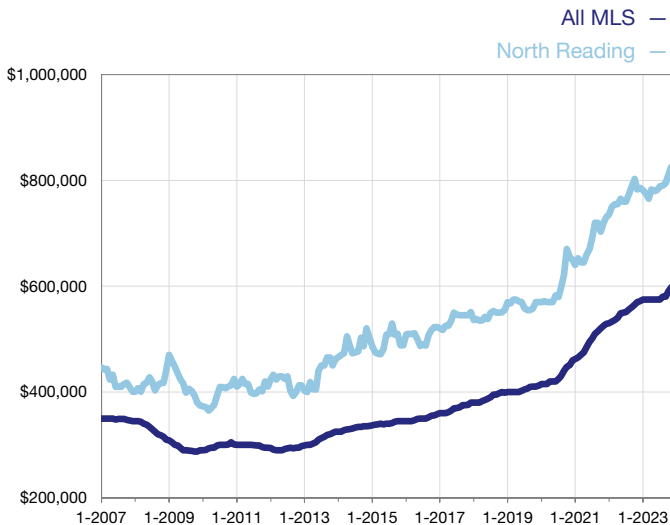
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$488,835	\$338,500	- 30.8%	\$488,835	\$338,500	- 30.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	35	25	- 28.6%
Percent of Original List Price Received*	105.7%	102.1%	- 3.4%	105.7%	102.1%	- 3.4%
New Listings	9	9	0.0%	9	9	0.0%

* 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

