

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

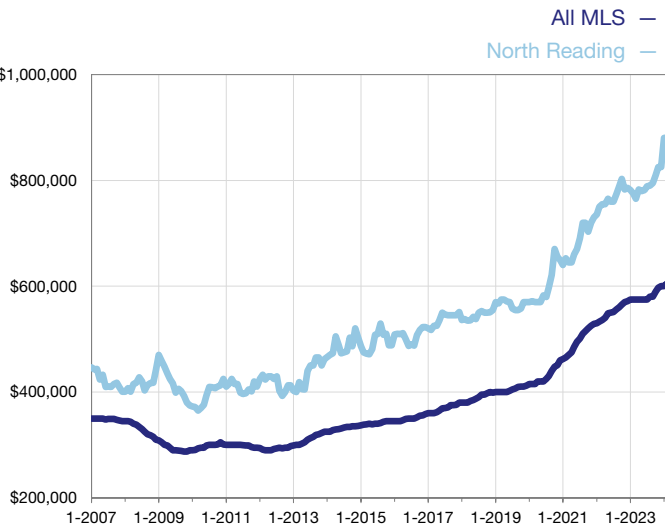
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	3	- 62.5%	14	11	- 21.4%
Closed Sales				6	5	- 16.7%	14	11	- 21.4%
Median Sales Price*				\$787,500	\$1,090,000	+ 38.4%	\$587,500	\$1,050,000	+ 78.7%
Inventory of Homes for Sale				5	9	+ 80.0%	--	--	--
Months Supply of Inventory				0.4	0.9	+ 125.0%	--	--	--
Cumulative Days on Market Until Sale				49	45	- 8.2%	42	38	- 9.5%
Percent of Original List Price Received*				97.5%	95.4%	- 2.2%	96.7%	97.6%	+ 0.9%
New Listings				7	6	- 14.3%	15	10	- 33.3%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	5	+ 66.7%	8	11	+ 37.5%
Closed Sales				2	2	0.0%	7	6	- 14.3%
Median Sales Price*				\$470,000	\$540,000	+ 14.9%	\$488,835	\$422,500	- 13.6%
Inventory of Homes for Sale				12	12	0.0%	--	--	--
Months Supply of Inventory				1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale				62	64	+ 3.2%	43	38	- 11.6%
Percent of Original List Price Received*				95.7%	95.9%	+ 0.2%	102.8%	100.0%	- 2.7%
New Listings				12	13	+ 8.3%	21	21	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

