

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

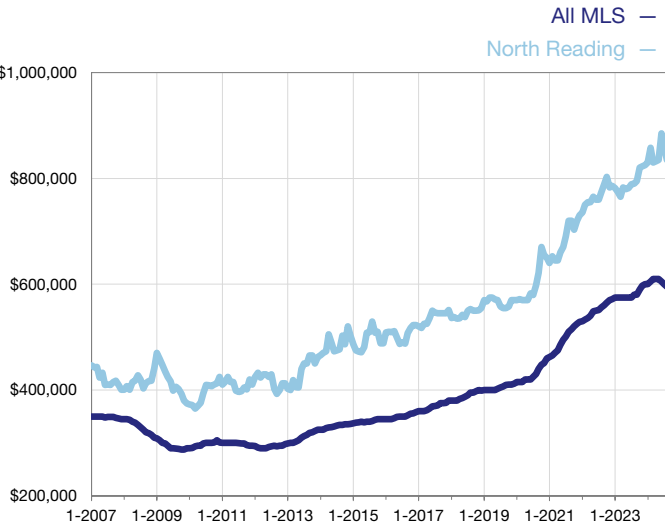
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	9	- 35.7%	88	60	- 31.8%
Closed Sales	9	8	- 11.1%	85	55	- 35.3%
Median Sales Price*	\$885,000	\$880,000	- 0.6%	\$825,000	\$960,000	+ 16.4%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	27	27	0.0%
Percent of Original List Price Received*	101.1%	104.0%	+ 2.9%	102.7%	101.9%	- 0.8%
New Listings	8	11	+ 37.5%	99	83	- 16.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	56	57	+ 1.8%
Closed Sales	3	3	0.0%	31	66	+ 112.9%
Median Sales Price*	\$649,000	\$350,000	- 46.1%	\$520,000	\$582,795	+ 12.1%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	23	11	- 52.2%	30	22	- 26.7%
Percent of Original List Price Received*	101.5%	103.0%	+ 1.5%	100.9%	101.2%	+ 0.3%
New Listings	13	9	- 30.8%	84	79	- 6.0%

* 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

