

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

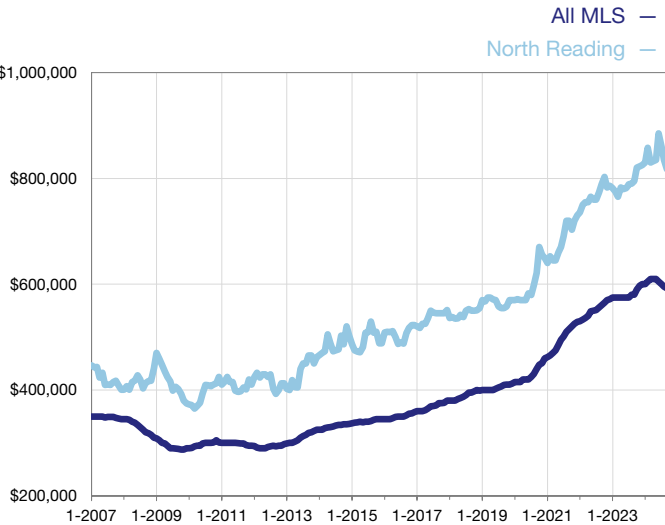
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	94	74	- 21.3%
Closed Sales	11	11	0.0%	96	66	- 31.3%
Median Sales Price*	\$945,000	\$645,000	- 31.7%	\$825,500	\$913,000	+ 10.6%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	26	28	+ 7.7%
Percent of Original List Price Received*	99.0%	99.1%	+ 0.1%	102.3%	101.4%	- 0.9%
New Listings	14	21	+ 50.0%	113	104	- 8.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	63	68	+ 7.9%
Closed Sales	4	2	- 50.0%	35	68	+ 94.3%
Median Sales Price*	\$285,000	\$523,498	+ 83.7%	\$479,000	\$577,795	+ 20.6%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	34	+ 142.9%	28	23	- 17.9%
Percent of Original List Price Received*	105.7%	97.6%	- 7.7%	101.4%	101.1%	- 0.3%
New Listings	7	12	+ 71.4%	91	91	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

