

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

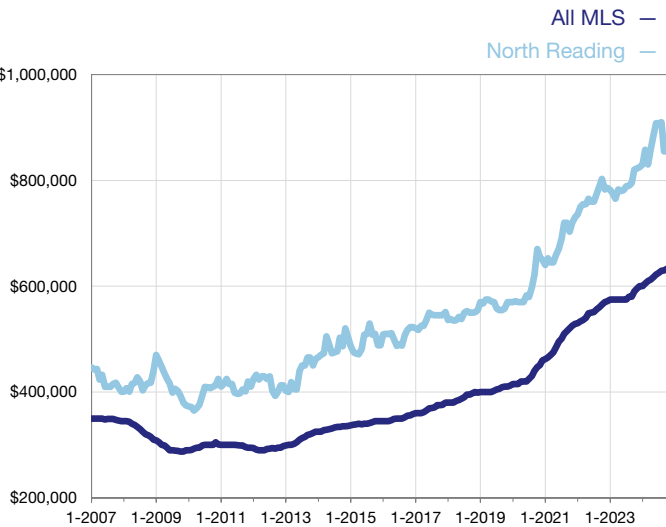
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	103	85	- 17.5%
Closed Sales	8	10	+ 25.0%	104	76	- 26.9%
Median Sales Price*	\$760,000	\$787,750	+ 3.7%	\$825,000	\$888,000	+ 7.6%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 68.8%	--	--	--
Cumulative Days on Market Until Sale	25	68	+ 172.0%	26	33	+ 26.9%
Percent of Original List Price Received*	103.5%	99.9%	- 3.5%	102.4%	101.2%	- 1.2%
New Listings	11	12	+ 9.1%	124	116	- 6.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	71	78	+ 9.9%
Closed Sales	20	5	- 75.0%	55	73	+ 32.7%
Median Sales Price*	\$653,498	\$499,995	- 23.5%	\$545,000	\$575,000	+ 5.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	29	23	- 20.7%
Percent of Original List Price Received*	100.4%	104.2%	+ 3.8%	101.0%	101.3%	+ 0.3%
New Listings	8	13	+ 62.5%	99	104	+ 5.1%

* 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

