

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

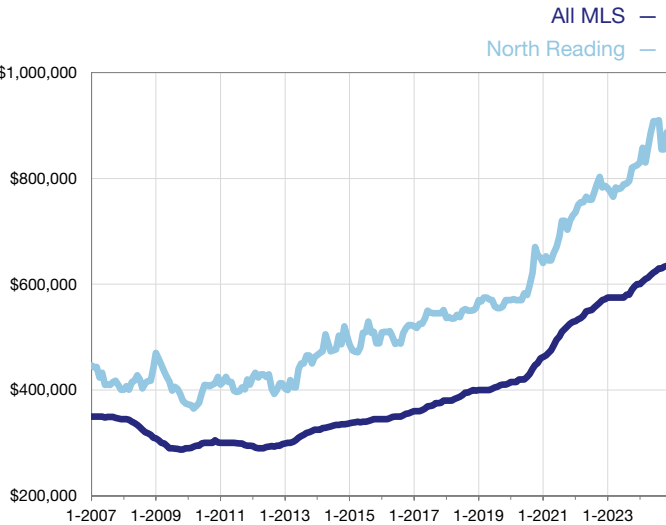
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	17	+ 30.8%	116	101	- 12.9%
Closed Sales	8	8	0.0%	112	84	- 25.0%
Median Sales Price*	\$730,750	\$699,950	- 4.2%	\$825,000	\$827,500	+ 0.3%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	28	0.0%	26	32	+ 23.1%
Percent of Original List Price Received*	99.1%	103.2%	+ 4.1%	102.1%	101.4%	- 0.7%
New Listings	13	5	- 61.5%	137	120	- 12.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	79	85	+ 7.6%
Closed Sales	26	3	- 88.5%	81	76	- 6.2%
Median Sales Price*	\$535,583	\$355,000	- 33.7%	\$541,405	\$565,923	+ 4.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	13	- 48.0%	27	23	- 14.8%
Percent of Original List Price Received*	99.6%	102.0%	+ 2.4%	100.6%	101.3%	+ 0.7%
New Listings	15	10	- 33.3%	114	115	+ 0.9%

\* 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

