

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

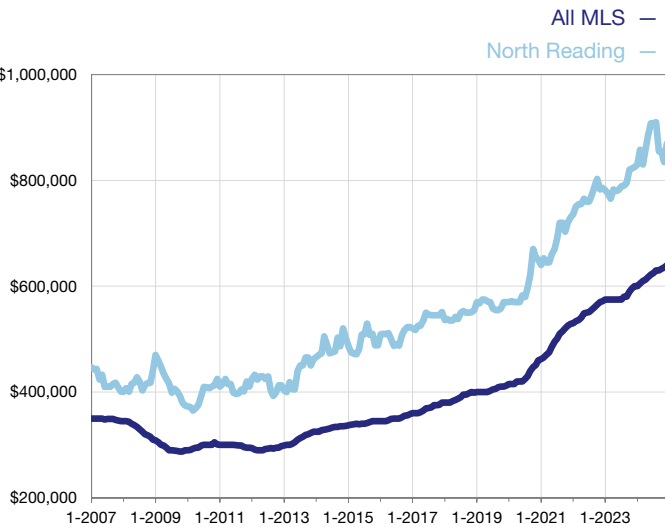
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	122	104	- 14.8%
Closed Sales	15	17	+ 13.3%	127	101	- 20.5%
Median Sales Price*	\$905,000	\$1,015,000	+ 12.2%	\$825,000	\$870,000	+ 5.5%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	25	51	+ 104.0%	26	36	+ 38.5%
Percent of Original List Price Received*	99.2%	97.5%	- 1.7%	101.8%	100.7%	- 1.1%
New Listings	6	2	- 66.7%	143	123	- 14.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	86	88	+ 2.3%
Closed Sales	4	5	+ 25.0%	85	81	- 4.7%
Median Sales Price*	\$501,950	\$355,000	- 29.3%	\$541,405	\$550,000	+ 1.6%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	21	44	+ 109.5%	27	24	- 11.1%
Percent of Original List Price Received*	101.2%	97.9%	- 3.3%	100.6%	101.1%	+ 0.5%
New Listings	2	6	+ 200.0%	116	121	+ 4.3%

* 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

