

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

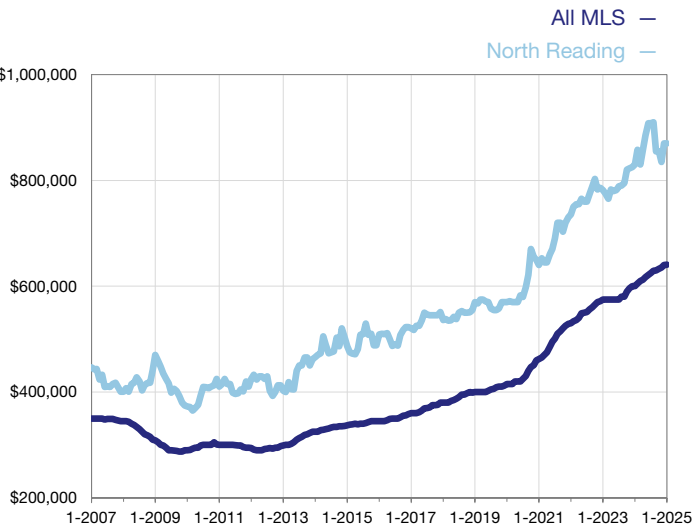
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	6	6	0.0%	6	6	0.0%
Median Sales Price*	\$862,500	\$796,000	- 7.7%	\$862,500	\$796,000	- 7.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	32	47	+ 46.9%	32	47	+ 46.9%
Percent of Original List Price Received*	99.4%	98.4%	- 1.0%	99.4%	98.4%	- 1.0%
New Listings	4	10	+ 150.0%	4	10	+ 150.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$338,500	\$442,498	+ 30.7%	\$338,500	\$442,498	+ 30.7%
Inventory of Homes for Sale	4	13	+ 225.0%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 24.0%	25	31	+ 24.0%
Percent of Original List Price Received*	102.1%	97.9%	- 4.1%	102.1%	97.9%	- 4.1%
New Listings	8	7	- 12.5%	8	7	- 12.5%

* 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

