

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

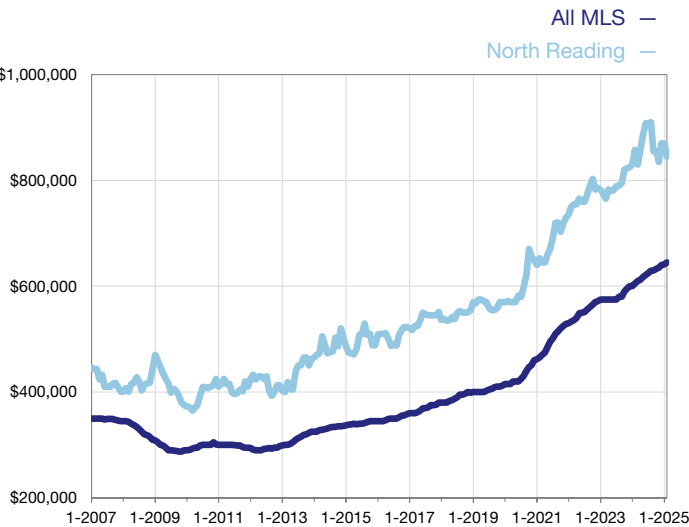
| Single-Family Properties | | | | February | | | Year to Date | | |
|--|--|--|--|-------------|-----------|----------|--------------|-----------|---------|
| Key Metrics | | | | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | | | | 2 | 5 | + 150.0% | 10 | 11 | + 10.0% |
| Closed Sales | | | | 5 | 5 | 0.0% | 11 | 11 | 0.0% |
| Median Sales Price* | | | | \$1,150,000 | \$845,000 | - 26.5% | \$1,050,000 | \$845,000 | - 19.5% |
| Inventory of Homes for Sale | | | | 10 | 6 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 1.0 | 0.7 | - 30.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 45 | 96 | + 113.3% | 38 | 69 | + 81.6% |
| Percent of Original List Price Received* | | | | 97.1% | 99.8% | + 2.8% | 98.3% | 99.0% | + 0.7% |
| New Listings | | | | 6 | 4 | - 33.3% | 10 | 14 | + 40.0% |

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

| Condominium Properties | | | | February | | | Year to Date | | |
|--|--|--|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics | | | | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | | | | 5 | 10 | + 100.0% | 11 | 12 | + 9.1% |
| Closed Sales | | | | 3 | 5 | + 66.7% | 7 | 9 | + 28.6% |
| Median Sales Price* | | | | \$515,000 | \$385,000 | - 25.2% | \$495,000 | \$385,000 | - 22.2% |
| Inventory of Homes for Sale | | | | 12 | 12 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | | | | 1.6 | 1.6 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 69 | 48 | - 30.4% | 44 | 41 | - 6.8% |
| Percent of Original List Price Received* | | | | 95.2% | 101.7% | + 6.8% | 99.1% | 100.0% | + 0.9% |
| New Listings | | | | 13 | 9 | - 30.8% | 21 | 16 | - 23.8% |

* 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

