

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	11	+ 83.3%	16	19	+ 18.8%
Closed Sales	5	2	- 60.0%	16	13	- 18.8%
Median Sales Price*	\$795,000	\$1,400,000	+ 76.1%	\$1,022,500	\$882,000	- 13.7%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	69	133	+ 92.8%	48	79	+ 64.6%
Percent of Original List Price Received*	100.8%	97.3%	- 3.5%	99.1%	98.8%	- 0.3%
New Listings	10	9	- 10.0%	20	23	+ 15.0%

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

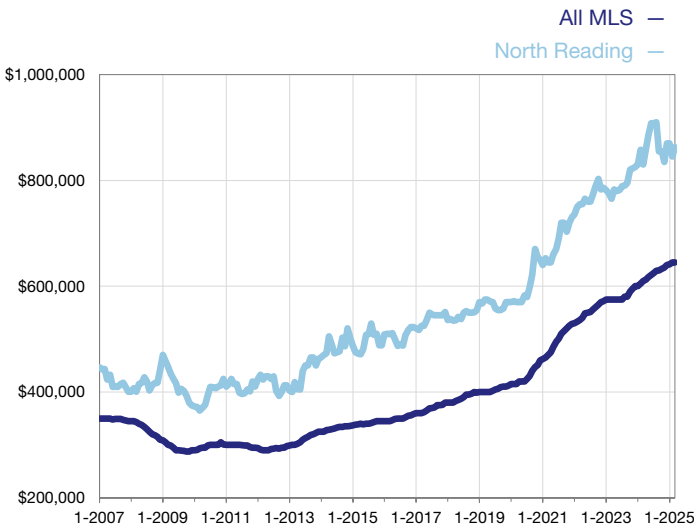
### Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	13	+ 30.0%	21	25	+ 19.0%
Closed Sales	4	13	+ 225.0%	11	22	+ 100.0%
Median Sales Price*	\$671,250	\$525,000	- 21.8%	\$515,000	\$449,500	- 12.7%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	8	25	+ 212.5%	31	31	0.0%
Percent of Original List Price Received*	107.3%	101.0%	- 5.9%	102.1%	100.6%	- 1.5%
New Listings	10	18	+ 80.0%	31	34	+ 9.7%

\* 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

