

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	8	+ 60.0%	104	118	+ 13.5%
Closed Sales	17	18	+ 5.9%	101	119	+ 17.8%
Median Sales Price*	\$1,015,000	\$874,500	- 13.8%	\$870,000	\$899,000	+ 3.3%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	51	31	- 39.2%	36	35	- 2.8%
Percent of Original List Price Received*	97.5%	101.2%	+ 3.8%	100.7%	102.0%	+ 1.3%
New Listings	2	7	+ 250.0%	123	136	+ 10.6%

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

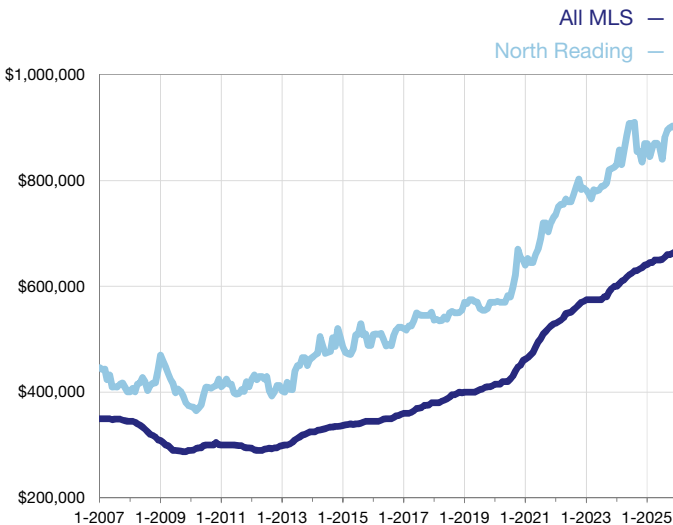
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	6	+ 200.0%	86	75	- 12.8%
Closed Sales	5	10	+ 100.0%	81	87	+ 7.4%
Median Sales Price*	\$355,000	\$533,124	+ 50.2%	\$550,000	\$500,000	- 9.1%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	44	22	- 50.0%	24	31	+ 29.2%
Percent of Original List Price Received*	97.9%	99.5%	+ 1.6%	101.1%	99.9%	- 1.2%
New Listings	6	9	+ 50.0%	121	121	0.0%

* 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

