

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	7	+ 133.3%	8	11	+ 37.5%
Closed Sales	5	2	- 60.0%	11	7	- 36.4%
Median Sales Price*	\$845,000	<b>\$757,500</b>	- 10.4%	\$845,000	<b>\$700,000</b>	- 17.2%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	96	<b>100</b>	+ 4.2%	69	<b>39</b>	- 43.5%
Percent of Original List Price Received*	99.8%	<b>96.5%</b>	- 3.3%	99.0%	<b>101.6%</b>	+ 2.6%
New Listings	4	6	+ 50.0%	14	10	- 28.6%

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

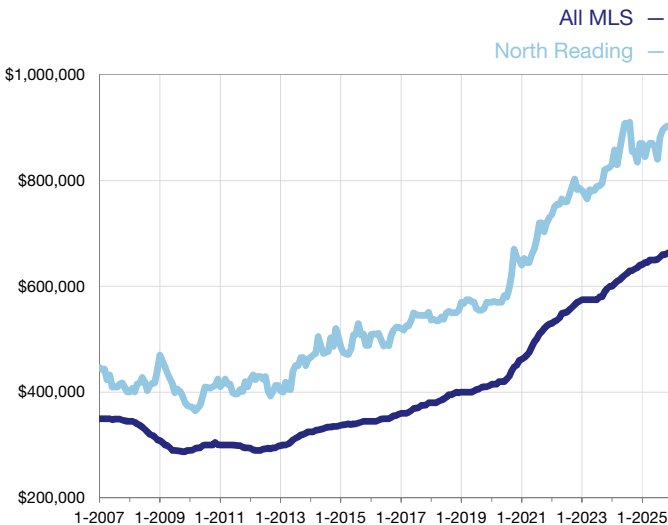
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	6	- 40.0%	12	10	- 16.7%
Closed Sales	6	0	- 100.0%	10	7	- 30.0%
Median Sales Price*	\$402,000	<b>\$0</b>	- 100.0%	\$402,000	<b>\$565,400</b>	+ 40.6%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	<b>3.0</b>	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	37	<b>45</b>	+ 21.6%
Percent of Original List Price Received*	101.4%	<b>0.0%</b>	- 100.0%	100.0%	<b>96.5%</b>	- 3.5%
New Listings	9	13	+ 44.4%	16	20	+ 25.0%

\* 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

