

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## North Reading

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	9	- 18.2%	19	19	0.0%
Closed Sales	2	5	+ 150.0%	13	12	- 7.7%
Median Sales Price*	\$1,400,000	\$1,280,300	- 8.6%	\$882,000	\$797,500	- 9.6%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	133	93	- 30.1%	79	62	- 21.5%
Percent of Original List Price Received*	97.3%	99.1%	+ 1.8%	98.8%	100.5%	+ 1.7%
New Listings	9	4	- 55.6%	23	14	- 39.1%

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

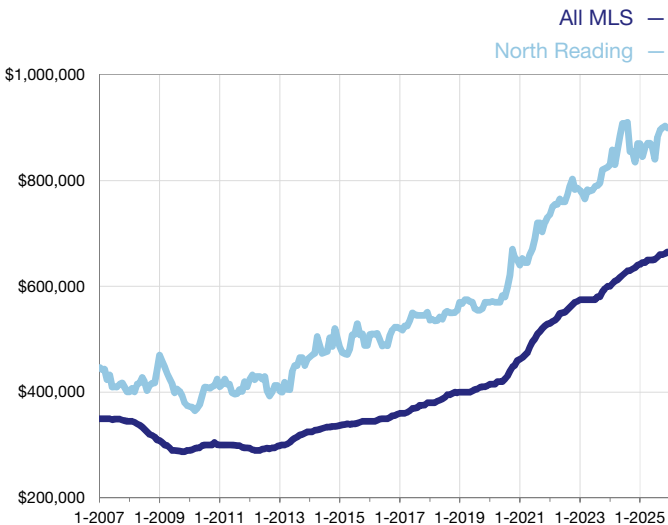
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	4	- 66.7%	24	14	- 41.7%
Closed Sales	13	6	- 53.8%	23	13	- 43.5%
Median Sales Price*	\$525,000	\$613,000	+ 16.8%	\$480,000	\$605,000	+ 26.0%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	2.0	4.2	+ 110.0%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	30	38	+ 26.7%
Percent of Original List Price Received*	101.0%	100.5%	- 0.5%	100.6%	98.3%	- 2.3%
New Listings	17	12	- 29.4%	33	31	- 6.1%

\* 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

