

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	9	- 10.0%	29	27	- 6.9%
Closed Sales	11	10	- 9.1%	24	22	- 8.3%
Median Sales Price*	\$942,000	\$905,500	- 3.9%	\$891,000	\$837,500	- 6.0%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	56	48	- 14.3%	69	55	- 20.3%
Percent of Original List Price Received*	98.2%	95.9%	- 2.3%	98.5%	98.4%	- 0.1%
New Listings	22	25	+ 13.6%	45	39	- 13.3%

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

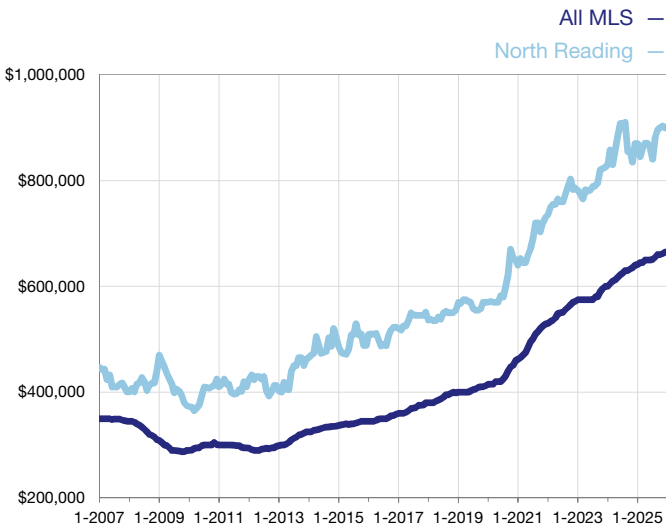
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	11	+ 83.3%	30	25	- 16.7%
Closed Sales	16	3	- 81.3%	39	16	- 59.0%
Median Sales Price*	\$500,000	\$540,000	+ 8.0%	\$497,495	\$585,200	+ 17.6%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	32	48	+ 50.0%	31	40	+ 29.0%
Percent of Original List Price Received*	99.2%	98.7%	- 0.5%	100.0%	98.4%	- 1.6%
New Listings	11	12	+ 9.1%	44	44	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

