

North Reading

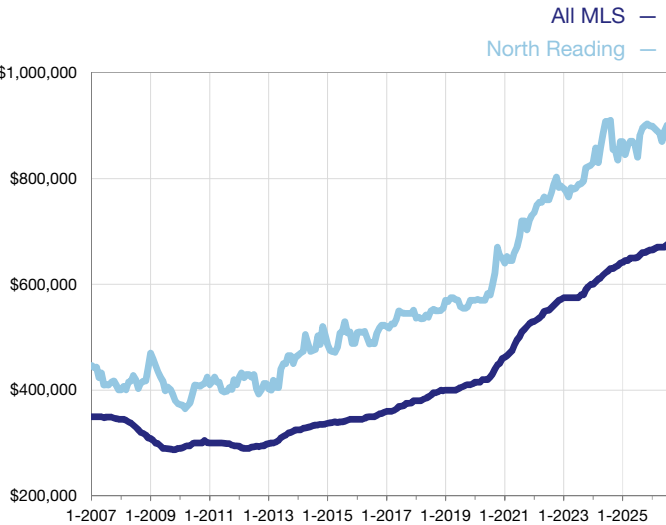
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	21	+ 61.5%	71	83	+ 16.9%
Closed Sales	10	21	+ 110.0%	59	64	+ 8.5%
Median Sales Price*	\$817,500	\$905,000	+ 10.7%	\$882,000	\$885,500	+ 0.4%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	43	32	- 25.6%
Percent of Original List Price Received*	105.6%	101.0%	- 4.4%	102.9%	100.9%	- 1.9%
New Listings	14	20	+ 42.9%	86	97	+ 12.8%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	49	50	+ 2.0%
Closed Sales	6	10	+ 66.7%	57	46	- 19.3%
Median Sales Price*	\$462,988	\$765,000	+ 65.2%	\$495,000	\$625,098	+ 26.3%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	56	17	- 69.6%	31	48	+ 54.8%
Percent of Original List Price Received*	95.1%	101.4%	+ 6.6%	100.3%	98.3%	- 2.0%
New Listings	9	8	- 11.1%	73	75	+ 2.7%

* 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

