

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North Reading

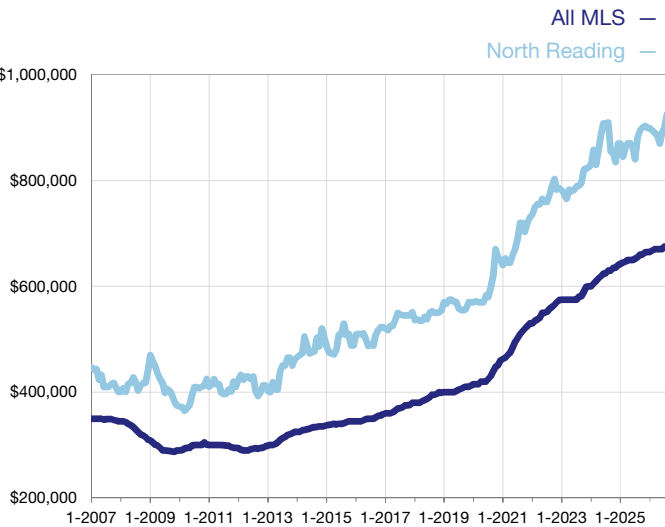
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	80	96	+ 20.0%
Closed Sales	16	19	+ 18.8%	75	83	+ 10.7%
Median Sales Price*	\$1,057,500	\$1,426,000	+ 34.8%	\$905,000	\$1,050,000	+ 16.0%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	38	30	- 21.1%
Percent of Original List Price Received*	102.9%	102.0%	- 0.9%	102.9%	101.2%	- 1.7%
New Listings	7	14	+ 100.0%	93	110	+ 18.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	56	57	+ 1.8%
Closed Sales	5	6	+ 20.0%	62	52	- 16.1%
Median Sales Price*	\$500,000	\$405,000	- 19.0%	\$498,747	\$617,500	+ 23.8%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	58	54	- 6.9%	33	48	+ 45.5%
Percent of Original List Price Received*	98.8%	98.4%	- 0.4%	100.2%	98.3%	- 1.9%
New Listings	13	8	- 38.5%	86	83	- 3.5%

* 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

