Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

North Reading

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**10**	- 9.1%	99	**114**	+ 15.2%
Closed Sales	9	**13**	+ 44.4%	94	**110**	+ 17.0%
Median Sales Price*	$875,000	**$940,000**	+ 7.4%	$900,500	**$1,022,500**	+ 13.5%
Inventory of Homes for Sale	16	**28**	+ 75.0%	--	--	--
Months Supply of Inventory	1.6	**2.5**	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	33	**33**	0.0%	37	**30**	- 18.9%
Percent of Original List Price Received*	100.0%	**101.6%**	+ 1.6%	102.3%	**101.0%**	- 1.3%
New Listings	10	**19**	+ 90.0%	119	**148**	+ 24.4%

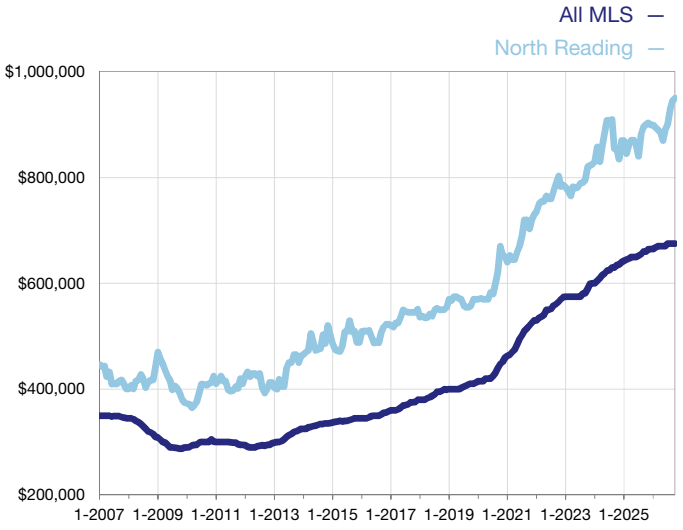
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

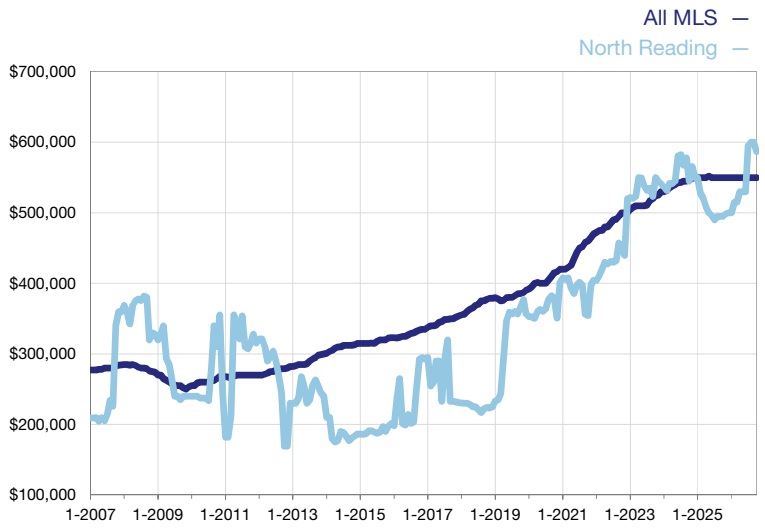
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**8**	+ 14.3%	68	**73**	+ 7.4%
Closed Sales	5	**7**	+ 40.0%	69	**69**	0.0%
Median Sales Price*	$595,000	**$479,900**	- 19.3%	$499,999	**$609,995**	+ 22.0%
Inventory of Homes for Sale	15	**22**	+ 46.7%	--	--	--
Months Supply of Inventory	2.3	**3.3**	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	27	**50**	+ 85.2%	33	**49**	+ 48.5%
Percent of Original List Price Received*	98.1%	**99.4%**	+ 1.3%	99.9%	**98.0%**	- 1.9%
New Listings	10	**12**	+ 20.0%	109	**108**	- 0.9%

* 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



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