

North Reading 01864

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$805K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

179

SALES (12 MO)

\$807K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

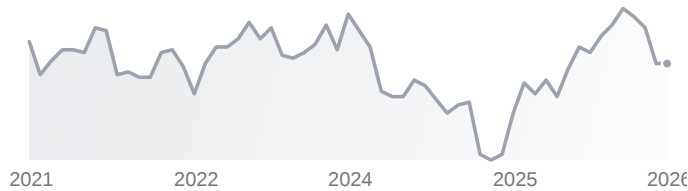
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

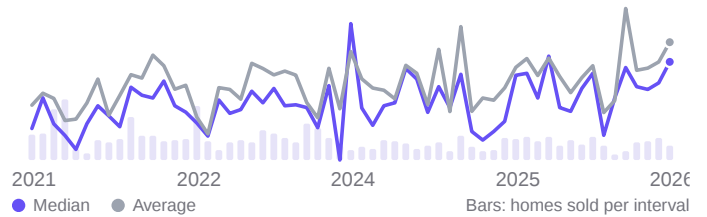
Market temperature (0–100)

57 / 100



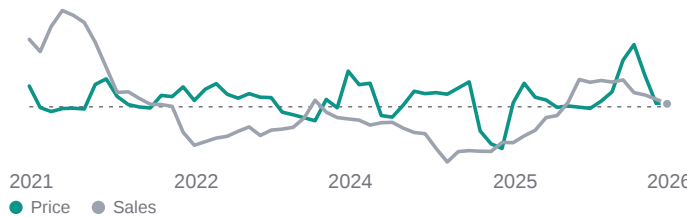
Sale prices

Median \$890K · Average \$993K



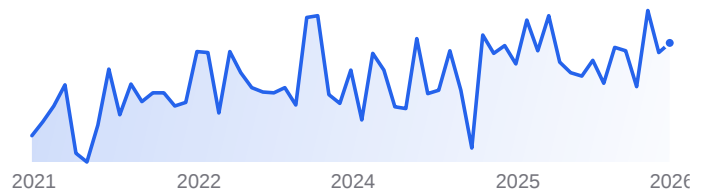
Growth (year over year)

Price +2.8% · Sales +2.3%



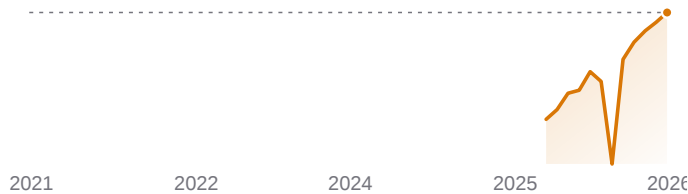
Price per square foot

\$453/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

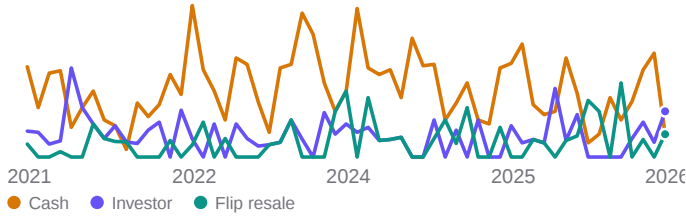
3.3%



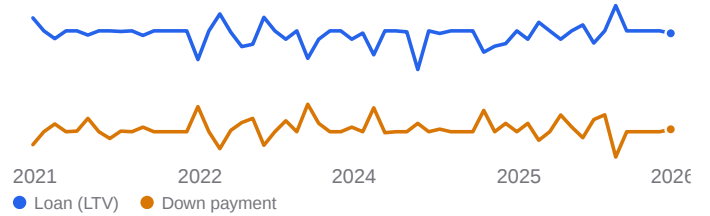
BUYERS & OUTCOMES

Buyer mix

Cash 7.7% · Investor 15% · Flip resale 7.7%

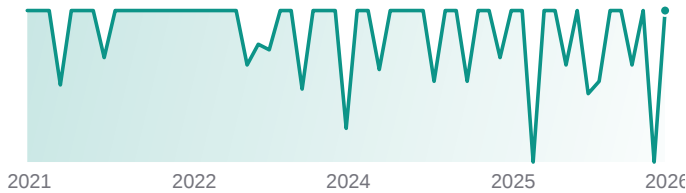


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



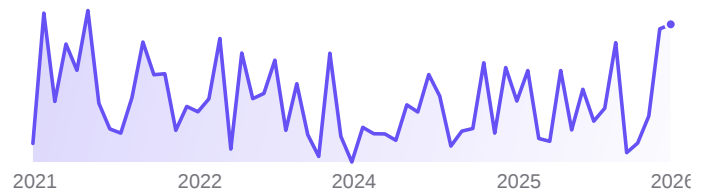
Sellers who sold at a gain

100%



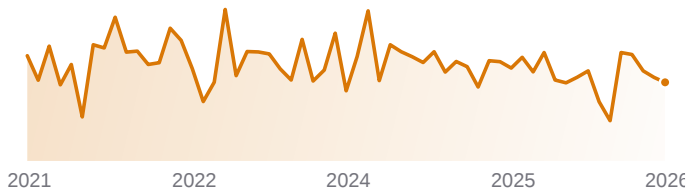
Typical hold before selling

20.7 yrs



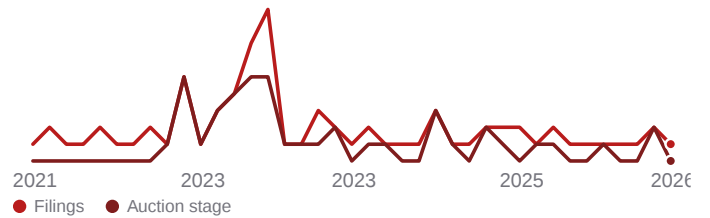
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,464
Median value (AVM)	\$807K
Median size	1,773 ft²
Median bedrooms	3
Median year built	1974
Single family	79%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.8%
Owner occupied	92%
Company owned	21%
Median loan-to-value	41%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	15,861
Density	1,181 / mi²
Median household income	\$140K
Average household income	\$193K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	87
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	3.0%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.