

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	32	+ 88.2%	204	232	+ 13.7%
Closed Sales	17	16	- 5.9%	185	209	+ 13.0%
Median Sales Price*	\$590,000	\$640,950	+ 8.6%	\$600,000	\$620,000	+ 3.3%
Inventory of Homes for Sale	46	37	- 19.6%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	28	- 26.3%	34	42	+ 23.5%
Percent of Original List Price Received*	98.7%	98.3%	- 0.4%	101.2%	99.2%	- 2.0%
New Listings	32	37	+ 15.6%	270	295	+ 9.3%

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

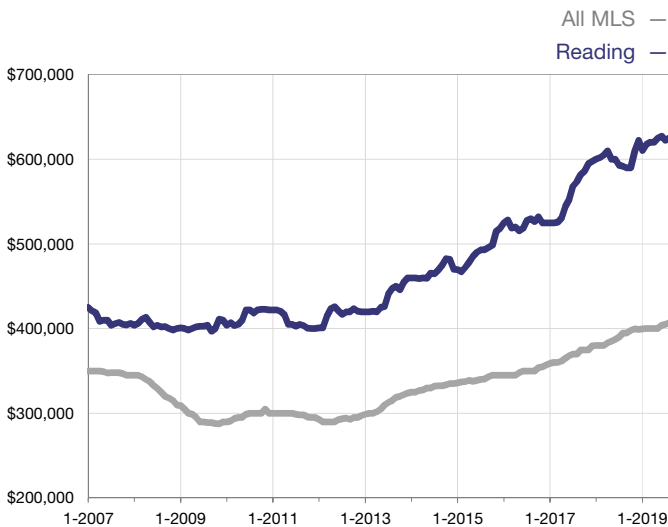
Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	9	- 10.0%	79	68	- 13.9%
Closed Sales	6	7	+ 16.7%	75	61	- 18.7%
Median Sales Price*	\$484,950	\$410,000	- 15.5%	\$411,500	\$435,000	+ 5.7%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	19	32	+ 68.4%	39	42	+ 7.7%
Percent of Original List Price Received*	101.1%	98.2%	- 2.9%	100.0%	97.7%	- 2.3%
New Listings	13	13	0.0%	101	89	- 11.9%

* 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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