

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 13 | 10 | - 23.1% | 248 | 222 | - 10.5% |
| Closed Sales | 26 | 11 | - 57.7% | 253 | 227 | - 10.3% |
| Median Sales Price* | \$714,500 | \$735,000 | + 2.9% | \$722,500 | \$815,000 | + 12.8% |
| Inventory of Homes for Sale | 7 | 14 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.8 | + 166.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 32 | + 10.3% | 23 | 22 | - 4.3% |
| Percent of Original List Price Received* | 103.1% | 94.8% | - 8.1% | 104.2% | 103.8% | - 0.4% |
| New Listings | 11 | 3 | - 72.7% | 270 | 269 | - 0.4% |

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

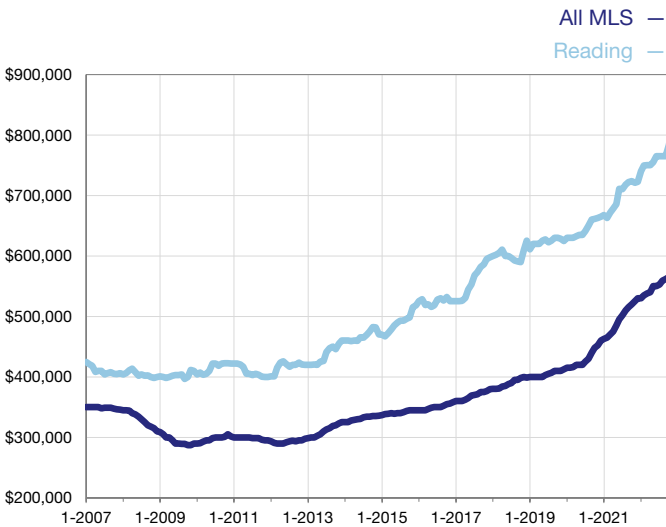
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 5 | 6 | + 20.0% | 154 | 104 | - 32.5% |
| Closed Sales | 11 | 5 | - 54.5% | 135 | 117 | - 13.3% |
| Median Sales Price* | \$607,500 | \$790,000 | + 30.0% | \$550,000 | \$625,000 | + 13.6% |
| Inventory of Homes for Sale | 15 | 7 | - 53.3% | -- | -- | -- |
| Months Supply of Inventory | 1.2 | 0.8 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 42 | 80 | + 90.5% | 41 | 33 | - 19.5% |
| Percent of Original List Price Received* | 99.5% | 98.1% | - 1.4% | 101.3% | 101.9% | + 0.6% |
| New Listings | 8 | 4 | - 50.0% | 177 | 121 | - 31.6% |

* 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

