

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	15	0.0%	159	146	- 8.2%
Closed Sales	29	26	- 10.3%	139	126	- 9.4%
Median Sales Price*	\$519,000	\$560,000	+ 7.9%	\$515,000	\$526,500	+ 2.2%
Inventory of Homes for Sale	31	29	- 6.5%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	40	+ 81.8%	41	49	+ 19.5%
Percent of Original List Price Received*	102.0%	103.3%	+ 1.3%	100.4%	100.2%	- 0.2%
New Listings	20	26	+ 30.0%	181	181	0.0%

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

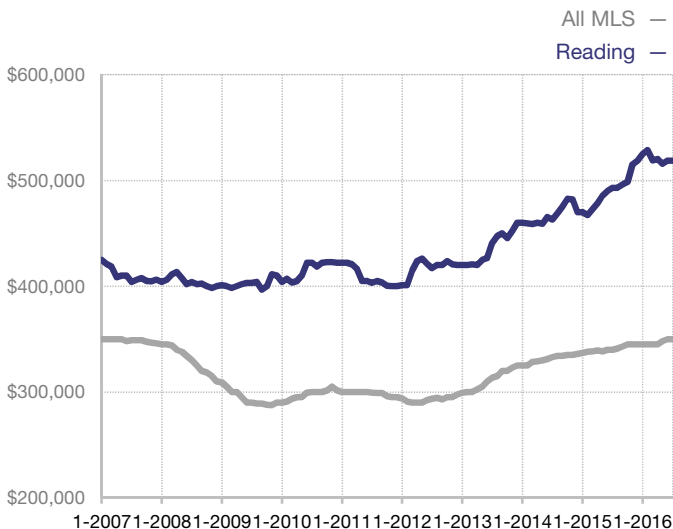
Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	9	- 18.2%	63	83	+ 31.7%
Closed Sales	12	26	+ 116.7%	36	67	+ 86.1%
Median Sales Price*	\$445,005	\$477,553	+ 7.3%	\$405,323	\$445,385	+ 9.9%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	50	17	- 66.0%	75	32	- 57.3%
Percent of Original List Price Received*	100.6%	99.6%	- 1.0%	99.0%	99.6%	+ 0.6%
New Listings	8	12	+ 50.0%	69	104	+ 50.7%

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

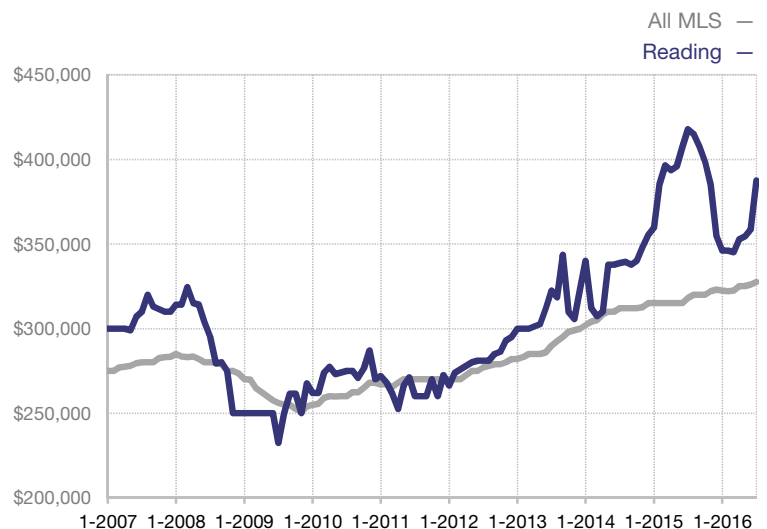
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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