

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	23	+ 187.5%	45	80	+ 77.8%
Closed Sales	10	12	+ 20.0%	39	62	+ 59.0%
Median Sales Price*	\$649,000	\$769,500	+ 18.6%	\$638,000	\$692,250	+ 8.5%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	42	26	- 38.1%
Percent of Original List Price Received*	103.3%	104.9%	+ 1.5%	99.4%	102.9%	+ 3.5%
New Listings	11	28	+ 154.5%	55	89	+ 61.8%

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

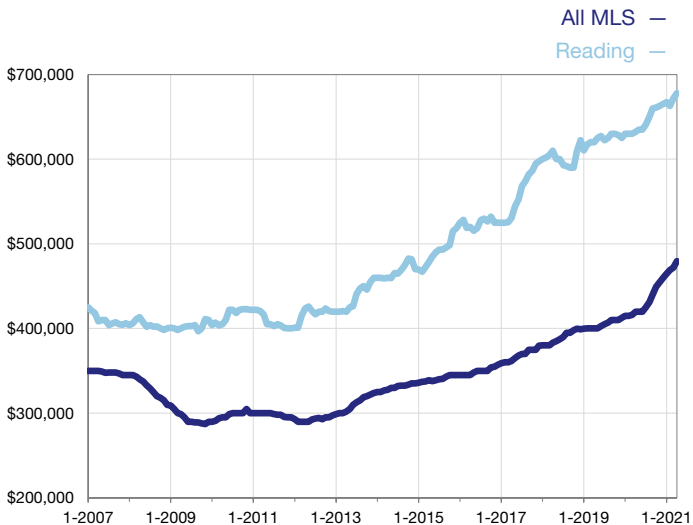
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	17	+ 325.0%	29	57	+ 96.6%
Closed Sales	9	13	+ 44.4%	23	41	+ 78.3%
Median Sales Price*	\$350,000	\$540,000	+ 54.3%	\$427,500	\$524,900	+ 22.8%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	40	50	+ 25.0%	56	56	0.0%
Percent of Original List Price Received*	99.3%	102.1%	+ 2.8%	98.7%	99.8%	+ 1.1%
New Listings	1	24	+ 2,300.0%	41	67	+ 63.4%

* 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

