

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	25	+ 13.6%	67	105	+ 56.7%
Closed Sales	10	20	+ 100.0%	49	82	+ 67.3%
Median Sales Price*	\$630,000	\$772,500	+ 22.6%	\$638,000	\$716,000	+ 12.2%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	30	16	- 46.7%	39	23	- 41.0%
Percent of Original List Price Received*	100.9%	105.4%	+ 4.5%	99.7%	103.5%	+ 3.8%
New Listings	20	28	+ 40.0%	75	117	+ 56.0%

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

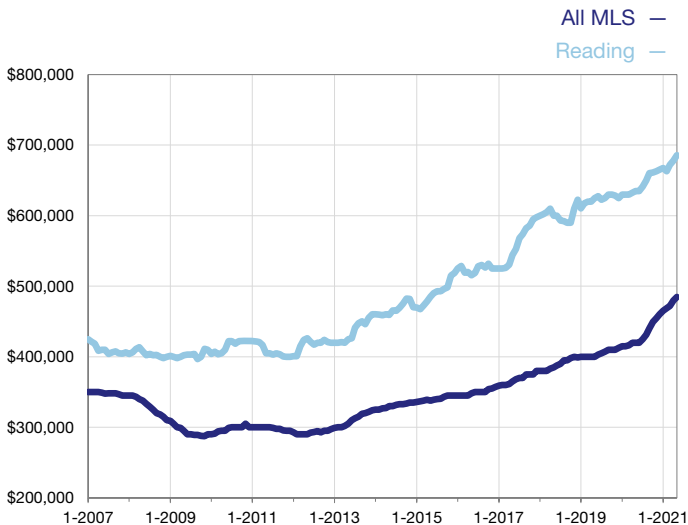
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	19	+ 216.7%	35	75	+ 114.3%
Closed Sales	5	13	+ 160.0%	28	55	+ 96.4%
Median Sales Price*	\$359,900	\$595,000	+ 65.3%	\$394,450	\$540,000	+ 36.9%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	2.9	1.1	- 62.1%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	53	52	- 1.9%
Percent of Original List Price Received*	95.2%	101.0%	+ 6.1%	98.1%	100.0%	+ 1.9%
New Listings	9	12	+ 33.3%	50	79	+ 58.0%

* 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

