

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 22 | 16 | - 27.3% | 235 | 216 | - 8.1% |
| Closed Sales | 22 | 19 | - 13.6% | 227 | 216 | - 4.8% |
| Median Sales Price* | \$706,750 | \$900,000 | + 27.3% | \$725,000 | \$825,000 | + 13.8% |
| Inventory of Homes for Sale | 11 | 23 | + 109.1% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.2 | + 140.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 27 | + 3.8% | 22 | 22 | 0.0% |
| Percent of Original List Price Received* | 99.9% | 99.0% | - 0.9% | 104.3% | 104.3% | 0.0% |
| New Listings | 13 | 15 | + 15.4% | 259 | 266 | + 2.7% |

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

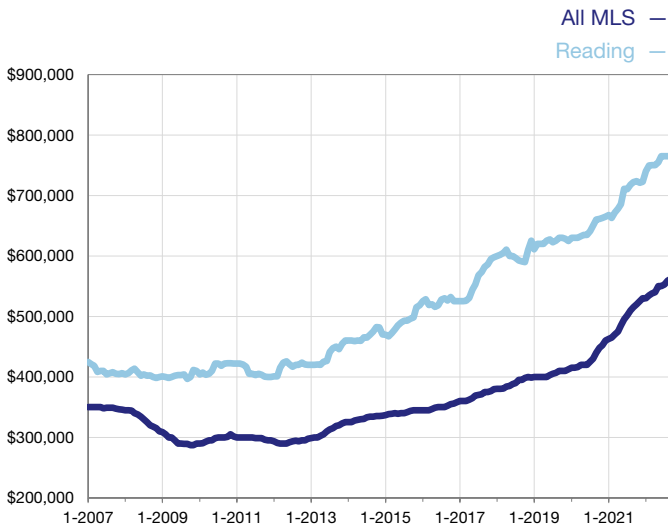
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 11 | 6 | - 45.5% | 149 | 99 | - 33.6% |
| Closed Sales | 13 | 7 | - 46.2% | 124 | 110 | - 11.3% |
| Median Sales Price* | \$509,900 | \$560,000 | + 9.8% | \$540,000 | \$623,500 | + 15.5% |
| Inventory of Homes for Sale | 14 | 10 | - 28.6% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.2 | + 9.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 20 | - 37.5% | 41 | 31 | - 24.4% |
| Percent of Original List Price Received* | 100.8% | 100.1% | - 0.7% | 101.5% | 102.2% | + 0.7% |
| New Listings | 8 | 7 | - 12.5% | 169 | 117 | - 30.8% |

* 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

