

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	20	- 9.1%	71	53	- 25.4%
Closed Sales	26	9	- 65.4%	58	37	- 36.2%
Median Sales Price*	\$847,500	\$810,000	- 4.4%	\$834,500	\$760,000	- 8.9%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	15	13	- 13.3%	20	48	+ 140.0%
Percent of Original List Price Received*	110.5%	104.6%	- 5.3%	107.0%	99.7%	- 6.8%
New Listings	30	15	- 50.0%	95	59	- 37.9%

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

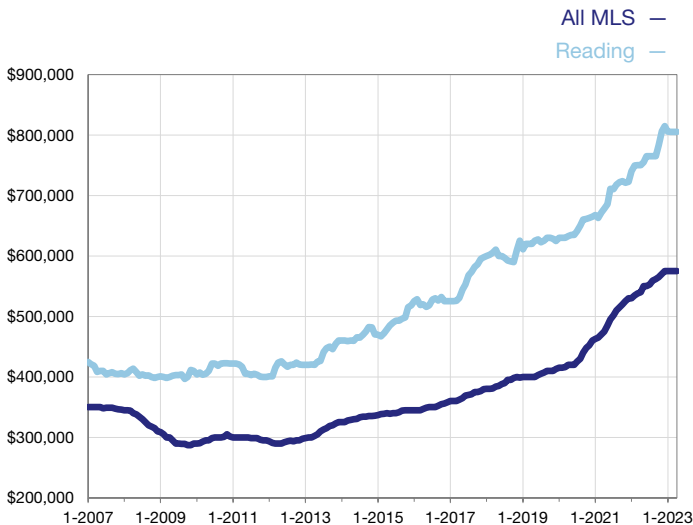
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	4	- 66.7%	44	18	- 59.1%
Closed Sales	11	9	- 18.2%	46	25	- 45.7%
Median Sales Price*	\$570,000	\$550,000	- 3.5%	\$681,000	\$705,000	+ 3.5%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	60	50	- 16.7%	39	50	+ 28.2%
Percent of Original List Price Received*	101.2%	102.0%	+ 0.8%	102.1%	101.6%	- 0.5%
New Listings	11	4	- 63.6%	46	25	- 45.7%

* 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

