

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

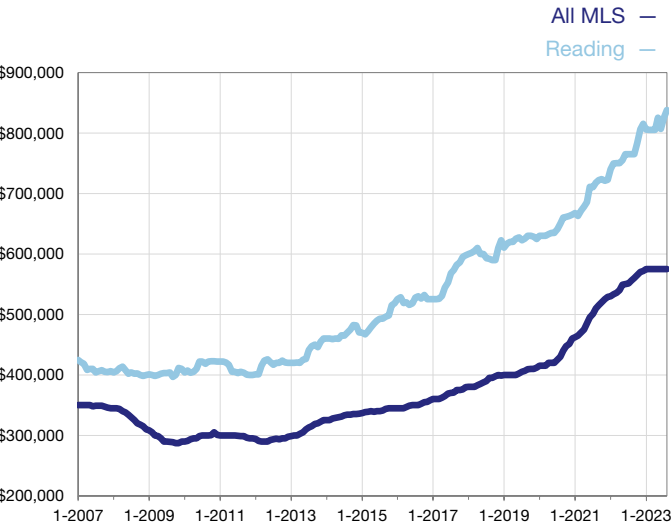
Single-Family Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	18	23	+ 27.8%	165	113	- 31.5%
Closed Sales	24	20	- 16.7%	158	106	- 32.9%
Median Sales Price*	\$721,000	\$850,000	+ 17.9%	\$808,750	\$850,000	+ 5.1%
Inventory of Homes for Sale	32	6	- 81.3%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	19	35	+ 84.2%
Percent of Original List Price Received*	100.4%	101.7%	+ 1.3%	105.7%	102.5%	- 3.0%
New Listings	23	12	- 47.8%	198	110	- 44.4%

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

Condominium Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	81	50	- 38.3%
Closed Sales	10	11	+ 10.0%	88	54	- 38.6%
Median Sales Price*	\$672,500	\$599,900	- 10.8%	\$632,910	\$634,950	+ 0.3%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	31	34	+ 9.7%
Percent of Original List Price Received*	101.9%	102.9%	+ 1.0%	102.8%	101.9%	- 0.9%
New Listings	8	6	- 25.0%	93	67	- 28.0%

\* 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

