

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

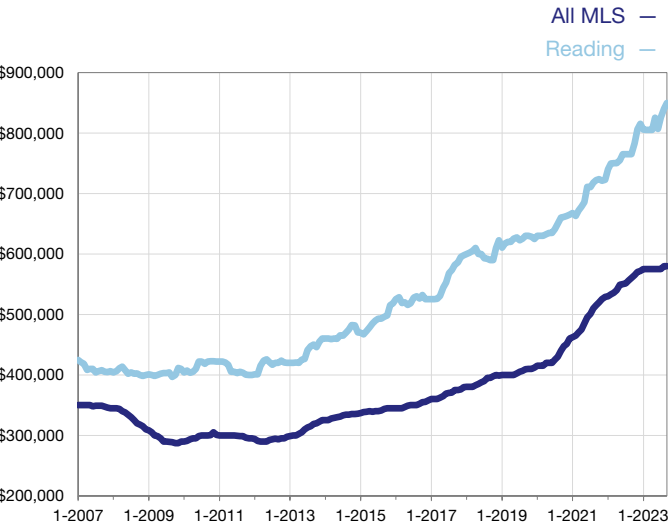
Single-Family Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	20	6	- 70.0%	185	116	- 37.3%
Closed Sales	17	14	- 17.6%	175	121	- 30.9%
Median Sales Price*	\$828,000	\$895,000	+ 8.1%	\$812,500	\$850,000	+ 4.6%
Inventory of Homes for Sale	33	16	- 51.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	21	43	+ 104.8%	20	36	+ 80.0%
Percent of Original List Price Received*	102.0%	101.4%	- 0.6%	105.4%	102.4%	- 2.8%
New Listings	25	13	- 48.0%	223	123	- 44.8%

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

Condominium Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	89	58	- 34.8%
Closed Sales	8	4	- 50.0%	96	58	- 39.6%
Median Sales Price*	\$560,500	\$555,000	- 1.0%	\$625,000	\$632,500	+ 1.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	31	34	+ 9.7%
Percent of Original List Price Received*	100.1%	101.7%	+ 1.6%	102.6%	101.9%	- 0.7%
New Listings	8	9	+ 12.5%	101	74	- 26.7%

* 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

