

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	6	- 60.0%	200	122	- 39.0%
Closed Sales	22	7	- 68.2%	197	128	- 35.0%
Median Sales Price*	\$821,000	\$852,000	+ 3.8%	\$812,500	\$850,000	+ 4.6%
Inventory of Homes for Sale	28	13	- 53.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	21	36	+ 71.4%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	104.8%	102.3%	- 2.4%
New Listings	15	6	- 60.0%	238	129	- 45.8%

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

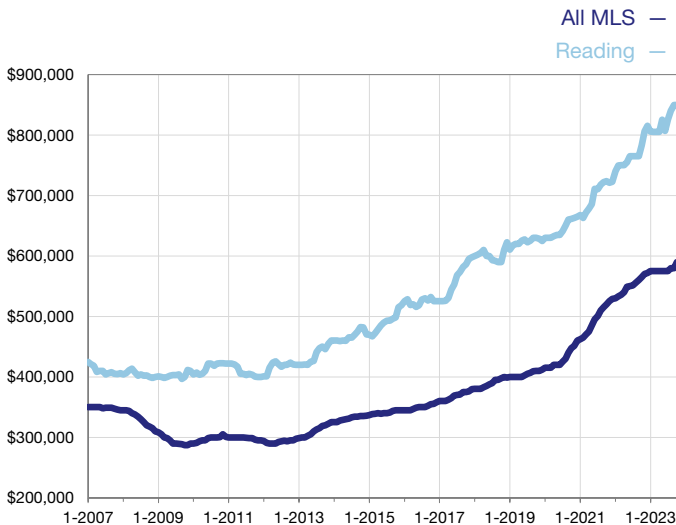
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	92	65	- 29.3%
Closed Sales	7	8	+ 14.3%	103	67	- 35.0%
Median Sales Price*	\$569,900	\$655,000	+ 14.9%	\$625,000	\$639,900	+ 2.4%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	35	71	+ 102.9%	32	38	+ 18.8%
Percent of Original List Price Received*	98.7%	100.1%	+ 1.4%	102.3%	101.7%	- 0.6%
New Listings	7	11	+ 57.1%	108	85	- 21.3%

* 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

