

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

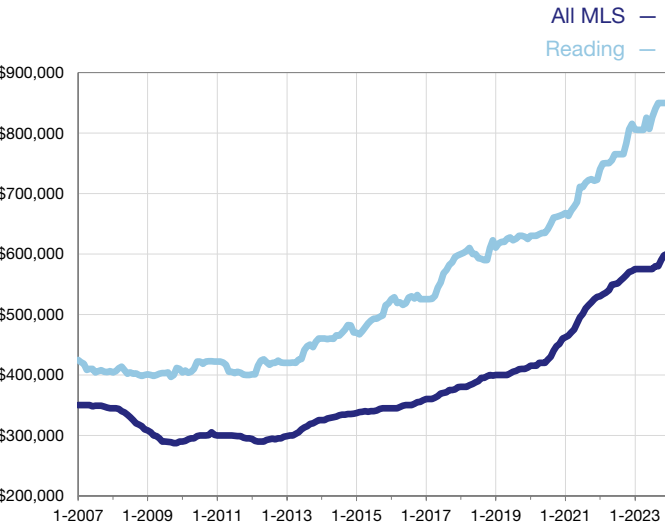
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	220	137	- 37.7%
Closed Sales	11	8	- 27.3%	227	141	- 37.9%
Median Sales Price*	\$735,000	\$856,000	+ 16.5%	\$815,000	\$850,000	+ 4.3%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	22	34	+ 54.5%
Percent of Original List Price Received*	94.8%	103.1%	+ 8.8%	103.8%	102.4%	- 1.3%
New Listings	3	4	+ 33.3%	255	146	- 42.7%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	103	78	- 24.3%
Closed Sales	5	8	+ 60.0%	117	85	- 27.4%
Median Sales Price*	\$790,000	\$562,800	- 28.8%	\$625,000	\$630,000	+ 0.8%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	80	34	- 57.5%	33	35	+ 6.1%
Percent of Original List Price Received*	98.1%	95.7%	- 2.4%	101.9%	101.0%	- 0.9%
New Listings	4	3	- 25.0%	119	99	- 16.8%

* 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

