

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

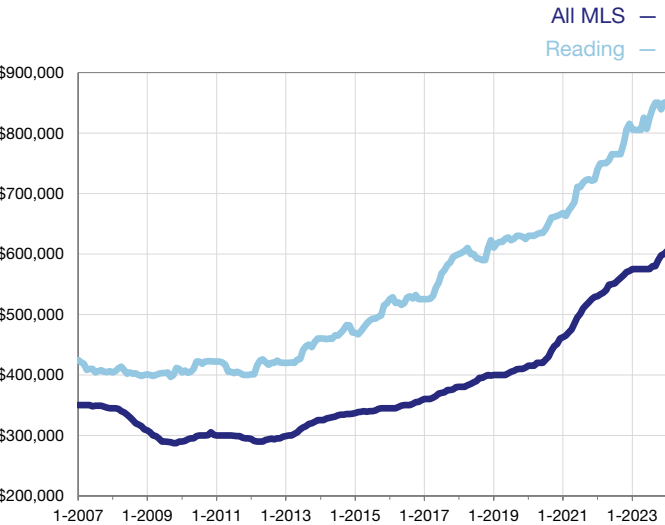
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	7	8	+ 14.3%	7	8	+ 14.3%
Median Sales Price*	\$670,000	\$825,000	+ 23.1%	\$670,000	\$825,000	+ 23.1%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	58	50	- 13.8%	58	50	- 13.8%
Percent of Original List Price Received*	96.9%	94.9%	- 2.1%	96.9%	94.9%	- 2.1%
New Listings	8	11	+ 37.5%	8	11	+ 37.5%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$813,100	\$508,000	- 37.5%	\$813,100	\$508,000	- 37.5%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	42	114	+ 171.4%	42	114	+ 171.4%
Percent of Original List Price Received*	98.5%	100.7%	+ 2.2%	98.5%	100.7%	+ 2.2%
New Listings	5	8	+ 60.0%	5	8	+ 60.0%

* 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

