

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

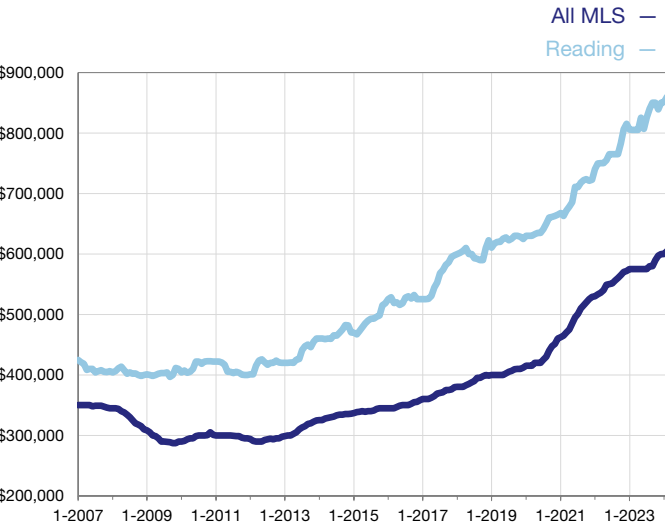
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	12	+ 71.4%	19	22	+ 15.8%
Closed Sales	10	8	- 20.0%	17	16	- 5.9%
Median Sales Price*	\$733,500	\$735,000	+ 0.2%	\$717,000	\$790,000	+ 10.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	71	27	- 62.0%	65	38	- 41.5%
Percent of Original List Price Received*	100.1%	100.0%	- 0.1%	98.8%	97.4%	- 1.4%
New Listings	5	10	+ 100.0%	13	21	+ 61.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	7	10	+ 42.9%
Closed Sales	4	5	+ 25.0%	10	9	- 10.0%
Median Sales Price*	\$483,250	\$670,000	+ 38.6%	\$604,950	\$641,000	+ 6.0%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	31	59	+ 90.3%
Percent of Original List Price Received*	105.6%	103.6%	- 1.9%	101.4%	102.3%	+ 0.9%
New Listings	3	9	+ 200.0%	8	17	+ 112.5%

\* 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

