

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

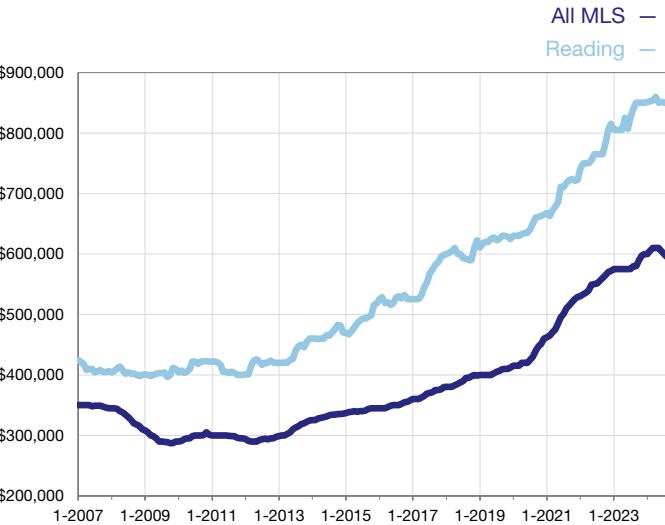
Single-Family Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	17	- 15.0%	110	133	+ 20.9%
Closed Sales	21	11	- 47.6%	107	117	+ 9.3%
Median Sales Price*	\$850,000	\$825,000	- 2.9%	\$850,000	\$855,000	+ 0.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	23	47	+ 104.3%	35	25	- 28.6%
Percent of Original List Price Received*	101.7%	103.6%	+ 1.9%	102.5%	103.1%	+ 0.6%
New Listings	13	8	- 38.5%	109	136	+ 24.8%

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

Condominium Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	6	- 14.3%	50	51	+ 2.0%
Closed Sales	11	5	- 54.5%	54	49	- 9.3%
Median Sales Price*	\$599,900	\$589,000	- 1.8%	\$634,950	\$595,000	- 6.3%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	34	37	+ 8.8%
Percent of Original List Price Received*	102.9%	99.5%	- 3.3%	101.9%	101.7%	- 0.2%
New Listings	5	5	0.0%	65	71	+ 9.2%

\* 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

