

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

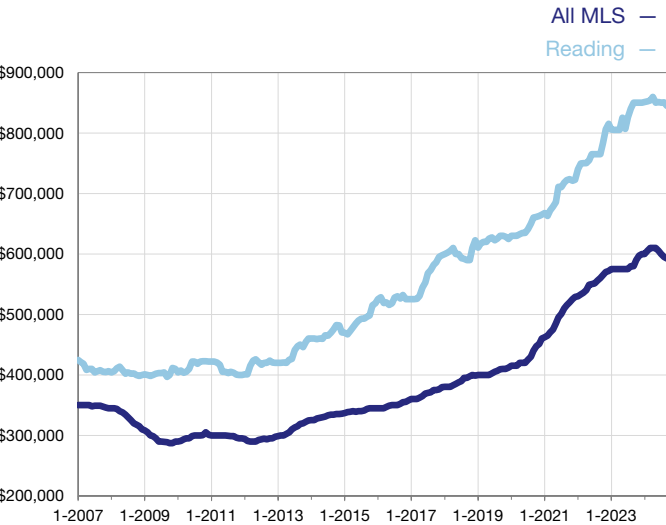
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	20	+ 233.3%	116	153	+ 31.9%
Closed Sales	14	17	+ 21.4%	121	134	+ 10.7%
Median Sales Price*	\$895,000	\$716,000	- 20.0%	\$850,000	\$855,000	+ 0.6%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	43	37	- 14.0%	36	27	- 25.0%
Percent of Original List Price Received*	101.4%	98.5%	- 2.9%	102.4%	102.5%	+ 0.1%
New Listings	13	33	+ 153.8%	122	170	+ 39.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	56	57	+ 1.8%
Closed Sales	5	8	+ 60.0%	59	57	- 3.4%
Median Sales Price*	\$635,000	\$590,000	- 7.1%	\$635,000	\$595,000	- 6.3%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	34	37	+ 8.8%
Percent of Original List Price Received*	101.3%	101.4%	+ 0.1%	101.9%	101.6%	- 0.3%
New Listings	9	8	- 11.1%	74	79	+ 6.8%

* 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

