

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

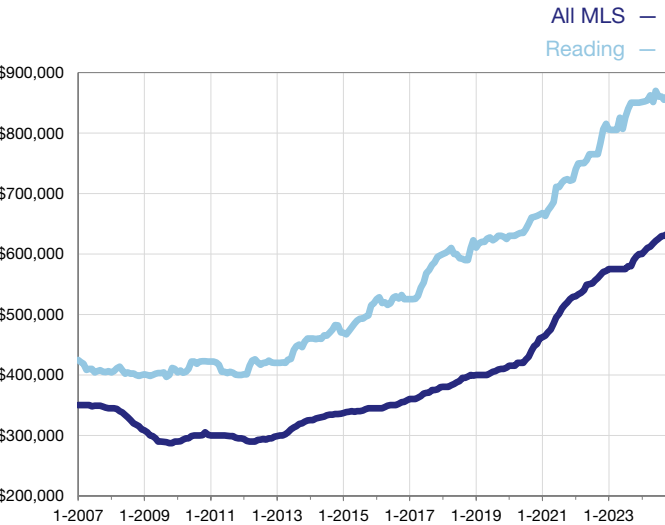
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	24	+ 380.0%	121	176	+ 45.5%
Closed Sales	7	20	+ 185.7%	128	154	+ 20.3%
Median Sales Price*	\$852,000	\$892,500	+ 4.8%	\$850,000	\$857,500	+ 0.9%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	36	26	- 27.8%
Percent of Original List Price Received*	101.6%	103.0%	+ 1.4%	102.3%	102.6%	+ 0.3%
New Listings	7	22	+ 214.3%	129	192	+ 48.8%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	64	66	+ 3.1%
Closed Sales	8	4	- 50.0%	67	61	- 9.0%
Median Sales Price*	\$655,000	\$570,000	- 13.0%	\$639,900	\$589,000	- 8.0%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	71	25	- 64.8%	38	36	- 5.3%
Percent of Original List Price Received*	100.1%	99.3%	- 0.8%	101.7%	101.5%	- 0.2%
New Listings	10	13	+ 30.0%	84	92	+ 9.5%

\* 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

