

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Reading

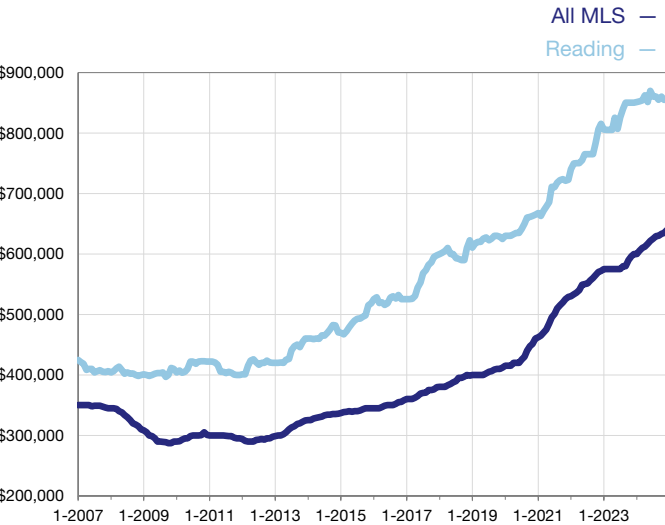
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	137	201	+ 46.7%
Closed Sales	8	22	+ 175.0%	141	195	+ 38.3%
Median Sales Price*	\$856,000	\$791,500	- 7.5%	\$850,000	\$855,000	+ 0.6%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.3%	34	26	- 23.5%
Percent of Original List Price Received*	103.1%	98.9%	- 4.1%	102.4%	101.9%	- 0.5%
New Listings	4	2	- 50.0%	146	204	+ 39.7%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	78	76	- 2.6%
Closed Sales	8	7	- 12.5%	85	75	- 11.8%
Median Sales Price*	\$562,800	\$485,000	- 13.8%	\$630,000	\$560,000	- 11.1%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	35	37	+ 5.7%
Percent of Original List Price Received*	95.7%	100.7%	+ 5.2%	101.0%	101.3%	+ 0.3%
New Listings	3	0	- 100.0%	97	98	+ 1.0%

* 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

